



**OPERATIONS AND REAL ESTATE  
COMMITTEE MEETING  
JANUARY 19, 2022**




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**BOARD OF COMMISSIONERS**

Dr. Ana "Cha" Guzmán Chair	Olga Kauffman Vice Chair	Gilbert Casillas Commissioner	Dalia Contreras Commissioner	Loren D. Dantzler Commissioner	Gabriel Lopez Commissioner	Ignacio Perez Commissioner
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**PRESIDENT & CEO**

 Ed Hinojosa, Jr.
 

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**SAN ANTONIO HOUSING AUTHORITY**  
**\*OPERATIONS AND REAL ESTATE COMMITTEE MEETING**  
**OR SPECIAL BOARD MEETING**

**Call In Phone Number: (346) 248-7799**  
**Meeting ID: 93839434337# Passcode: 654170#**  
**818 S. Flores St., San Antonio, TX 78204**  
**1:00 p.m., Wednesday, January 19, 2022**

A quorum of the Board of Commissioners may convene at this meeting thus triggering a Board meeting for discussion on the following matters. (Note: if a quorum of the Board attends this meeting, four Commissioners must be physically present at this location, but up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127):

**MEETING CALLED TO ORDER**

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

**PUBLIC COMMENT**

2. **Public Comment at approximately 1:00 p.m.** (may be heard after this time) Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should personally request to be placed on the Public Comment roster prior to 12:45 p.m. at 818 S. Flores St., San Antonio, TX 78204 or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to SAHA matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to SAHA staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

**INDIVIDUAL ITEMS**

3. Consideration and appropriate action regarding Resolution 6203, authorizing the award of contracts for carpet and flooring purchase, replacement and installation to Impact Floors of Texas, Moerbe Enterprises dba Lone Star Carpet, and Redi Carpet Sales of Houston, Ltd. for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Kristi Baird, Director of Beacon Communities; Zachariah Woodard, Director of Public Housing)

4. Consideration and appropriate action regarding Resolution 6205, authorizing the award of a contract for roof replacement at Cheryl West Apartments to Garland/DBS, Inc. through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$820,236.00 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
5. Consideration and appropriate action regarding Resolutions 6206 and 22FAC-01-25, authorizing the award of a contract for Construction Manager at Risk Services to Franklin Construction LTD for an amount not to exceed \$17,315,000.00 to include project maximums for general contractor charges of 6% for general conditions, 2% for overhead, and a 4% profit; for a period of 24 months (George Ayala, Director of Procurement; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
6. Consideration and appropriate action regarding Resolution 6207, authorizing the award of a contract for disparity and availability study to Keen Independent Research for an amount not to exceed \$436,990.00; for a period of nine months (George Ayala; Director of Procurement)
7. Consideration and appropriate action regarding Resolution 6209, resolution in support of the second amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust restated effective July 1, 2021 (Aiyana Longoria, Interim Director of Human Resources)
8. Consideration and appropriate action regarding Resolution 6208, authorizing the San Antonio Housing Facility Corporation to declare its intent to issue bonds to provide financing for a multifamily residential rental development for persons of low and moderate income (Tigoni Villas Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; authorizing a capital contribution of \$500,000.00 in Moving to Work (MTW) funds; and, containing other provisions relating to the subject (Thomas Roth; Director of Asset Management)
9. Consideration and appropriate action regarding Resolution 6210 and Resolution 22LVPFC-01-20, authorizing reassignment of carryforward designation for the St. John's Square Apartments project, which will allow new projects to receive volume cap allocation (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)
10. Consideration and appropriate action regarding Resolution 6211, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Note (Kitty Hawk Flats Apartments) Series 2022 (the "Bonds"); (ii) the Las Varas Public Facility Corporation to approve Resolution 22LVPFC-01-21 authorizing the Bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 22FAC-01-19 authorizing the transactions related to the Bonds, and (iv); other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)
11. Consideration and approval regarding Resolution 6212, authorizing the San Antonio Housing Facility Corporation to approve inducement Resolutions for the following proposed 9% Low Income Housing Tax Credit Projects: Rainbow Drive Apartments, Cloudhaven Apartments, Eisenhower Apartments, and Manitou Apartments (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

## **DISCUSSION ITEMS**

12. Discussion regarding resident concerns

## **REPORTS**

- Procurement Activity Report

## RESOURCE

- Schedule of Units Under Development

### 13. Adjournment

\*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.



**SAN ANTONIO HOUSING AUTHORITY**

January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTION 6203, AUTHORIZING THE AWARD OF CONTRACTS FOR CARPET AND FLOORING PURCHASE, REPLACEMENT, AND INSTALLATION TO IMPACT FLOORS OF TEXAS, MOERBE ENTERPRISES DBA LONE STAR CARPET, AND REDI CARPET SALES OF HOUSTON, LTD. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

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**Ed Hinojosa, Jr.****President and CEO**

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**George Ayala****Director of Procurement**

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**Kristi Baird****Director of Beacon Communities**

DocuSigned by:



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**Zachariah Woodard****Director of Public Housing****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6203, authorizing the award of contracts for carpet and flooring purchase, replacement, and installation to Impact Floors of Texas, Moerbe Enterprises dba Lone Star Carpet, and Redi Carpet Sales of Houston, Ltd. for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for the purchase, removal, repair, and replacement of various types of flooring agency-wide is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded through the approved operating budgets or available reserves.

SAHA is allowing for an escalation in price not to exceed 7.5% each year per vendor, if notified at least 60 days prior to contract renewal and supported by documentation of such increases from the Mill/Manufacturer. Additionally, we have the potential of 12 additional properties transitioning back in Fiscal Year 2023 and 3-4 each year thereafter.

**SUMMARY:**

On October 26, 2021, SAHA issued an "Invitation For Bids" (IFB) #2110-5191 for Carpet and Flooring Purchase, Replacement, and Installation that closed on November 16, 2021. The IFB was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 231 contractors. A total of four bids were received in response to the IFB: First Stop, LLC (HABE), Impact Floors of Texas, Moerbe Enterprises dba Lone Star Carpet, and Redi Carpet Sales of Houston, Ltd. All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, extent to which the goods or services meet SAHA's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, we are recommending

**SAN ANTONIO HOUSING AUTHORITY****January 19, 2022**

contract awards to Impact Floors of Texas, Moerbe Enterprises dba Lone Star Carpet, and Redi Carpet; they are the lowest priced qualified bidders.

**COMPANY PROFILES:**

**Impact Floors of Texas** was founded in 1988 and is headquartered in Carrollton, Texas. They have field office locations in Austin, Houston, Longview, and San Antonio, Texas. They offer products in the areas of carpet, vinyl, vinyl plank, tile, and wood flooring. Their client list includes, but is not limited to: Capstone Real Estate Services, Foresight Property Management, NRP, United Apartment Group, and Westdale Asset.

**Moerbe Enterprises dba Lone Star Carpet** was founded in 1897 and is headquartered in Austin, Texas. They have field office locations in Austin and San Antonio, Texas. This vendor provides services to include commercial flooring and installation, concrete staining, flooring installation, hardwood floor refinishing, carpet re-stretch, flooring and subfloor repairs, and underlayment. Their clients include, but are not limited to: Capstone, Churchill Forge Properties, Courtland Partners, Greystar, Hayden Properties, Highland Commercial, Implicit Management, Kattera Renovations, MC Residential, Mid-American Construction, Pennybacker Capital, Pinnacle, Resource Commercial Construction, Ridgment Properties, Sandalwood Management, Sheller Corporation, and United Renovations. Their Housing Authority clients include: Austin Housing Authority, Housing Authority of Bexar County, and Round Rock Housing Authority.

**Redi Carpet** was founded in 1981. Their corporate headquarters is located in Houston, Texas, with branch office locations in Austin, Dallas, and San Antonio, Texas; Phoenix and Tucson, Arizona; Denver, Colorado; Jacksonville, Orlando, and Tampa, Florida; Atlanta, Georgia; Kansas City, Kansas; Charlotte, Raleigh, and Greensboro/Winston-Salem, North Carolina; Las Vegas, Nevada; Oklahoma City and Tulsa, Oklahoma; Philadelphia, Pennsylvania; Salt Lake City, Utah; Washington, DC; and Richmond and Virginia Beach, Virginia. They offer a wide range of products to include: carpet, ceramic tile, vinyl, vinyl tile, engineered wood, and laminate flooring. Their client list includes, but is not limited to: Greystar BH Management Services, and CWS Apartment Homes, GVA property Management, Mactex Properties, Pegasus Property Management, Roscoe Properties, and Shippy Properties.

**PRIOR SAHA AWARDS:**

Impact Floors of Texas has received a prior award from SAHA and performed satisfactorily during the term of the Agreement.

Moerbe Enterprises dba Lone Star Carpet is currently under contract with SAHA and has performed satisfactorily during the contract term.

Redi Carpet is currently under contract with SAHA and has performed satisfactorily during the contract term.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, and Zachariah Woodard, Director of Public Housing, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide

**SAN ANTONIO HOUSING AUTHORITY**

**January 19, 2022**

annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC OUTCOME:**

SAHA residents live in quality affordable housing.

**ATTACHMENTS:**

Resolution 6203

Bid Tabulation

Advertisement List

**San Antonio Housing Authority  
Resolution 6203**

**RESOLUTION 6203, AUTHORIZING THE AWARD OF CONTRACTS FOR CARPET AND FLOORING PURCHASE, REPLACEMENT, AND INSTALLATION TO IMPACT FLOORS OF TEXAS, MOERBE ENTERPRISES DBA LONE STAR CARPET, AND REDI CARPET SALES OF HOUSTON, LTD. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on October 26, 2021, SAHA issued an "Invitation For Bids" (IFB) #2110-5191 for Carpet and Flooring Purchase, Replacement, and Installation that closed on November 16, 2021; and

**WHEREAS**, a total of four bids were received in response to the IFB; and

**WHEREAS**, staff is requesting approval to award contracts to: Impact Floors of Texas, Moerbe Enterprises dba Lone Star Carpet, and Redi Carpet; they are the lowest priced qualified bidders; and

**WHEREAS**, the current award recommendation for the purchase, removal, repair, and replacement of various types of flooring agency-wide is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded through the approved operating budgets or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6203, authorizing the award of contracts for carpet and flooring purchase, replacement, and installation to Impact Floors of Texas, Moerbe Enterprises dba Lone Star Carpet, and Redi Carpet Sales of Houston, Ltd. for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved on the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**San Antonio Housing Authority**  
**IFB 2110-5191 Carpet and Flooring Purchase Replacement and Installation**  
**Bid Tabulation**

				FirstStop, LLC			Impact Floors			LONE STAR CARPET			Redi Carpet		
#	Items	Unit of measure	Estimated Quantity	Unit Price	Make/Model Bidding	Total Cost	Unit Price	Make/Model Bidding	Total Cost	Unit Price	Make/Model Bidding	Total Cost	Unit Price	Make/Model Bidding	Total Cost
	Carpet Option 1 installed with pad unoccupied unit	SQ.FT.	16000	\$	Shaw PZ3055 Venture 9.48 Solid	\$ 151,680.00	\$	Shaw: Style PZ3055 1.50 Venture Solid	\$ 24,000.00	\$	1.46 Shaw PZ3055	\$ 23,360.00	\$	1.49 VENTURE SOLID 25OZ	\$ 23,840.00
#1-2	Carpet Option 1 installed with pad occupied Units	SQ.FT.	2200	\$	Shaw PZ3055 Venture 11.33 Solid	\$ 24,926.00	\$	Shaw: Style PZ3055 1.60 Venture Solid	\$ 3,520.00	\$	1.69 Shaw PZ3055	\$ 3,718.00	\$	1.60 VENTURE SOLID 25OZ	\$ 3,520.00
#1-3	Carpet Option 2 installed with pad unoccupied unit	SQ.FT.	17000	\$	Mohawk, Skyview 9.29 PM476	\$ 157,930.00	\$	Shaw: Style Skyview 1.59 PM476	\$ 27,030.00	\$	1.63 Mohawk PM476	\$ 27,710.00	\$	1.67 NYLON STEADFAST 25OZ	\$ 28,390.00
#1-4	Carpet Option 2 installed with pad occupied unit	SQ.FT.	1200	\$	Mohawk, Skyview 11.01 PM476	\$ 13,212.00	\$	Shaw: Style Skyview 1.67 PM476	\$ 2,004.00	\$	1.86 Mohawk PM476	\$ 2,232.00	\$	1.78 NYLON STEADFAST 25OZ	\$ 2,136.00
#1-5	Carpet Option 3 installed unoccupied unit	SQ.FT.	5500	\$	9.77 Earthwerks Academy	\$ 53,735.00	\$	1.65 740 Shaw: Style Fenway PS	\$ 9,075.00	\$	1.47 Academy 26	\$ 8,085.00	\$	1.10 NYLAND III 26OZ	\$ 6,050.00
#1-6	Carpet Option 3 installed occupied unit	SQ.FT.	1850	\$	11.48 Earthwerks Academy	\$ 21,238.00	\$	1.73 740 Shaw: Style Fenway PS	\$ 3,200.50	\$	1.70 Academy 26	\$ 3,145.00	\$	1.21 NYLAND III 26OZ	\$ 2,238.50
#1-7	Carpet Option 4 installed with pad unoccupied units	SQ.FT.	16500	\$	9.29 Solid PS807 Shaw, Commanding	\$ 153,285.00	\$	1.69 Commanding Solid Shaw: Style	\$ 27,885.00	\$	1.69 Shaw PS807	\$ 27,885.00	\$	1.31 NYLAND26OZ	\$ 21,615.00
#1-8	Carpet Option 4 installed with pad occupied units	SQ.FT.	1600	\$	11.01 Solid PS807 Shaw, Commanding	\$ 17,616.00	\$	1.78 Commanding Solid Shaw: Style	\$ 2,848.00	\$	1.92 Shaw PS807	\$ 3,072.00	\$	1.42 NYLAND 26OZ	\$ 2,272.00
#1-9	Carpet Tile Option installed unoccupied spaces	SQ.FT.	1500	\$	6.10 Shaw Crafted 24in	\$ 9,150.00	\$	3.20 Shaw: Style Hook Up	\$ 4,800.00	\$	5.78 Shaw 5T044	\$ 8,670.00	\$	2.06 SHAW FRACTURE	\$ 3,090.00
#1-10	Carpet Tile Option installed occupied spaces	SQ.FT.	350	\$	7.81 Shaw Crafted 24in	\$ 2,733.50	\$	3.31 Shaw: Style Hook Up	\$ 1,158.50	\$	6.08 Shaw 5T044	\$ 2,128.00	\$	2.16 SHAW FRACTURE	\$ 756.00
#1-11	Installation Labor Only 3/8" 6 lb. rebond foam pad	SQ.FT.	2100	\$	2.18 Labor Only Future Foam 3/8" 6lb	\$ 4,578.00	\$	0.39 Vacant Carpet Labor	\$ 819.00	\$	0.38 Install Labor	\$ 798.00	\$	0.95 N/A	\$ 1,995.00
#1-12	only 3/8" 8 lb. rebond foam pad	SQ.FT.	34574	\$	0.81 Foam Pad Future Foam 3/8" 8lb	\$ 28,004.94	\$	0.23 3/8" R6	\$ 7,952.02	\$	0.23 Carpenter 6	\$ 7,952.02	\$	0.25 3/3 HIGH DENSITY	\$ 8,643.50
#1-13	only 1-3/8" X 144 "Aluminum Carpet Edge Gripper	SQ.FT.	18191	\$	0.90 Foam Pad Traffic MASTER	\$ 16,371.90	\$	0.29 3/8" R8	\$ 5,275.39	\$	0.27 Carpenter 8	\$ 4,911.57	\$	0.30 3/8 SHD	\$ 5,457.30
#1-14	1-1/4" X 36" Aluminum Carpet Binder	Ea.	150	\$	32.30 Aluminum Hammered Traffic MASTER Silver	\$ 4,845.00	\$	14.99 1-3/8" "X 144	\$ 2,248.50	\$	11.00 C&C Metal	\$ 1,650.00	\$	1.80 TACKSTRIP	\$ 270.00
#1-15	1-3/8" X 72" Aluminum Carpet Trim	Ea.	500	\$	25.44 Hammered Seam Traffic MASTER Silver	\$ 12,720.00	\$	14.99 1-1/4" X 36" AX 36	\$ 7,495.00	\$	3.00 C&C Metal	\$ 1,500.00	\$	30.00 TRANS	\$ 15,000.00
#1-16	Roppe or equal Cove base 4" Floor Patch/Leveling Compound	Ea.	200	\$	30.85 Fluted Carpet Trim ROPPE Series Dark	\$ 6,170.00	\$	21.99 1-3/8" X 72" AX 72	\$ 4,398.00	\$	5.50 C&C Metal	\$ 1,100.00	\$	30.00 METAL	\$ 6,000.00
#1-17		LN.FT.	14000	\$	2.13 Gray 4" LevelQuik RS Self-	\$ 29,820.00	\$	0.90 Roppe 4" Vinyl	\$ 12,600.00	\$	0.85 Roppe 4"toe	\$ 11,900.00	\$	0.89 WITH TOE	\$ 12,460.00
#1-18		SQ.FT.	6500	\$	9.44 Leveling	\$ 61,360.00	\$	0.25 1/32" Thickness	\$ 1,625.00	\$	0.20 Mapei Patch	\$ 1,300.00	\$	1.02 ARDEX	\$ 6,630.00
#2-1	Vinyl Plank Flooring: Dry Back Vinyl Plank Flooring: Peel & Stick	SQ.FT.	12000	\$	4.66 Shaw Perennial	\$ 55,920.00	\$	1.50 Shaw:Style Expo	\$ 18,000.00	\$	1.98 12 mil shaw expo	\$ 23,760.00	\$	2.12 SHAW EXPO 6	\$ 25,440.00
#2-2	VCT	SQ.FT.	9500	\$	3.66 Sawgrass Oak	\$ 34,770.00	\$	1.50 Shaw:Style Expo Plus Armstrong:Style	\$ 14,250.00	\$	1.91 12 mil Dealers sol.	\$ 18,145.00	No Bid	No Bid	No Bid
#2-3	Ceramic Tile floor or wall Floor Patch/Leveling Compound	SQ.FT.	10000	\$	4.34 Texture	\$ 43,400.00	\$	1.79 Standard Excelon	\$ 17,900.00	\$	1.44 armstrong excelon	\$ 14,400.00	\$	1.74 TARKETT	\$ 17,400.00
#2-4	Hardwood Underlayment	SQ.FT.	2000	\$	6.48 Daltile Britton Bone	\$ 12,960.00	\$	1.85 Mohawk 12" x 12"	\$ 3,700.00	\$	1.85 Daltile AF01-04	\$ 3,700.00	\$	5.00 CERAMIC TILE	\$ 10,000.00
#2-5		SQ.FT.	4000	\$	9.44 Leveling	\$ 37,760.00	\$	0.25 1/32" Thickness	\$ 1,000.00	\$	0.20 Mapei Patch	\$ 800.00	\$	1.02 FEATHER FINISH HARDWOOD	\$ 4,080.00
#2-6	Roppe or equal Cove base 4" Transition Trim	SQ.FT.	6000	\$	10.76 Insulayment ROPPE Series Dark	\$ 64,560.00	\$	0.35 Whisper Step	\$ 2,100.00	\$	1.36 1/4 sanded pine	\$ 8,160.00	\$	0.85 PLYWOOD	\$ 5,100.00
#2-7		LN.FT.	10000	\$	2.13 Gray 4"	\$ 21,300.00	\$	0.90 Roppe 4" Vinyl	\$ 9,000.00	\$	0.85 Roppe 4"toe	\$ 8,500.00	\$	0.89 WITH TOE	\$ 8,900.00
#2-8		Ea.	125	\$	39.60 Traffic Master	\$ 4,950.00	\$	12.99 Carpet Transition Trim	\$ 1,623.75	\$	5.50 C&C metal	\$ 687.50	\$	0.89 TRANSITION	\$ 111.25
#2-9	Installation-Labor only	SQ.FT.	400	\$	31.61 Labor Only	\$ 12,644.00	\$	0.85 LVT Labor	\$ 340.00	\$	0.69 Install albor	\$ 276.00	\$	0.85 PLANK LABOR	\$ 340.00



**Advertisement List  
Solicitation # 2110-5191**

**Solicitation Title: Carpet and Flooring Purchase Replacement and Installation**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 8/26/2020</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Fair Contracting Coalition		faircontractingcoalitioninfo@gmail.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	

**Advertisement List**  
**Solicitation # 2110-5191**

**Solicitation Title: Carpet and Flooring Purchase Replacement and Installation**

SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>Direct Solicits as of 10/26/2021</b>			
	<b>HUBS on CMBL</b>		
Ace Flooring Solutions, Llc	Pete Gonzales	pete@acefloors.org,	
Azteca Designs, Inc	Cecilia A. Castellano	castellano@aztecadesigns.com,	
H2 Interiors Llc	Eddie Hernandez	Ed@h2interiorsllc.com,	
Hearts For Homes	Maureen Moulton	moultonm001@hotmail.com,	
Wagner Interiors Llc	Amy Wagner	amy@allegiancefloors.com,	
Allied Associates Commercial	Elma Demory	elma@alliedacf.com,	
	<b>Section 3 Bidders</b>		

**Advertisement List**  
**Solicitation # 2110-5191**

**Solicitation Title: Carpet and Flooring Purchase Replacement and Installation**

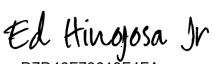
No section 3 Carpet & Flooring Vendors listed		No section 3 Carpet & Flooring Vendors listed	
	<b>Direct Solicits</b>		
Fresh Air	Alex Nero	alex@freshairsa.com,	
Gomez Floor Covering, Inc.	Linda G. Whitener	rwhitener@gomezfc.com,	
O'Krent Floor Covering Corp	Tony Bagley	TBAGLEY@OKRENTFLOORS.COM,	
Lone Star Carpet	Stephanie Keller	stephanie@lonestarcarpets.com,	
Redi-Carpet	Jay Ortman	jortman@redicarpet.com,	
Surfaces 360, LLC	Tashia Boyer	tashia@surfaces360.ne,	
Dixie Carpet	Brandy Eilers John Dean	BrandyE@dixiecarpet.com, johnd@dixiecarpet.com,	
	Jesus Rodriguez	jesus76rdz@gmail.com,	
Shaw Commercial Services	Eric Taylor David Bartley	eric.taylor@shawinc.com, david.bartley@shawinc.com,	
Continental Flooring		dconti@continentalflooring.com,	
Corporate Floors	Thomas Holland	tholland@corporatefloors.com,	
RDR Flooring Services	Dina Reyna	texastileco@sbcglobal.net,	
Home Depot	Darren Friesenhahn	darren_friesenhahn@homedepot.com,	
Impact Floors		mlusk@impactfloors.com, joey@impactfloors.com, Aweissman@impactfloors.com,	
Sunn Carpets & Interiors	Jim Coleman	support@sunn Carpets.com,	
Maverick Floor	Wes Brown	wes@maverickfloor.com,	
Mohawk Industries	Scott Cain	cain_scott@mohawkind.com,	
Rasa Floors	Tara Lewis	tlewise@rasafloors.com,	
Floor Decor & Outlets	Angie Mojica	amojica@flooranddecoroutlets.com,	
Business Floor Solutions, Inc.	Matthew Martinez	jere@bizfloor.biz,	
Business Flooring Partners, Llc	Lisa Gonzalez	lisagonzalez@bfsflooring.com,	
C2 Flooring	Melisa Martin	mmartin@c2flooring.com,	
Champion Floors Inc	James Flores	championfloors@outlook.com,	

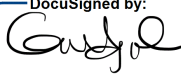
**SAN ANTONIO HOUSING AUTHORITY**


January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTION 6205, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPLACEMENT AT CHERYL WEST APARTMENTS TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$820,236.00**

DocuSigned by:  
  
 D7D40F73013F4FA...  
**Ed Hinojosa, Jr.**  
 President and CEO

DocuSigned by:  
  
 23FA86FCE5954A7...  
**George Ayala**  
 Director of Procurement

DocuSigned by:  
  
 ABBB9B06757A4D6...  
**Hector Martinez**  
 Director of Construction  
 Services and Sustainability

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6205, authorizing the award of a contract for roof replacement at Cheryl West Apartments to Garland/DBS, Inc. through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$820,236.00.

**FINANCIAL IMPACT:**

The cost for the roof replacement at Cheryl West Apartments is not expected to exceed an amount of \$820,236.00, to include a base bid amount of \$683,530.00 and a 20% contingency in the amount of \$136,706.00, that will only be used, if necessary. This project will be funded by CFP, insurance proceeds, and available reserves.

**SUMMARY:**

The Cheryl West Apartments, built in 1975, is a family community located in the Woodlawn Hills area of west San Antonio. The community comprises 46 single-story duplexes, including 82 units and 4 handicapped accessible units.

Due to the age, wear and tear, and condition of the roofs at this apartment community, SAHA requires the services of a roofing contractor to provide comprehensive roof replacement. The scope of work will include: removal and replacement of the existing shingle roof systems with new architectural, 30-year dimensional shingles, replace any damaged wood decking, wood fascia, wood siding and/or wood trim on a unit cost basis, install one layer of a 45 mil peel and stick roof underlayment, install 4 lb pipe flashings at all plumbing vents, replace all passive roof vents with new 22 gauge vents, replace all code caps on gas exhaust vents and rusted dual wall piping above roof surface, install new pre-painted gutters (6" x 6"), downspouts (5" x 5") and drip edge. Gutters are to include gutter screens to prevent leaf collection within the gutter bodies. The estimated time for completion of this project is 110 days.

The U.S. Department of Housing and Urban Development encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Cooperatives assign a lead agency for its solicitations to ensure that

**SAN ANTONIO HOUSING AUTHORITY****January 19, 2022**

competitive bid requirements for most state and local government agencies are followed; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

Once the lead public agency has awarded a contract with the supplier, participating public agencies in need of similar products and services are able to make purchases through the Omnia Partners contract. This ensures that the same terms and conditions of the lead agency's awarded contract apply to the participants. SAHA is currently a member of Omnia Partners, a nationwide purchasing cooperative.

On August 7, 2019, Racine County Wisconsin issued an Invitation for Bid #PW1925 for Roofing Supplies and Services, Waterproofing, and Related Products and Services that closed on September 9, 2019. Two bids were received in response to the solicitation. Garland/DBS, Inc. was the lowest responsive, responsible, and qualified bidder based on the requirements issued in the IFB and was awarded a contract that was effective October 15, 2019, to October 14, 2024, with one additional 5-year term.

**COMPANY PROFILE:**

**Garland/DBS, Inc.** was founded in 1895 and is located in Cleveland, Ohio. They are a jointly-owned subsidiary of The Garland Company, Inc., and Design-Build Solutions, Inc., and are positioned throughout the United States, Canada, and the United Kingdom providing public agencies and nonprofits a comprehensive selection of roofing material solutions and support services. They provide roofing materials and full-service roof asset management for a wide spectrum of public and private sector roofing applications, including, but not limited to: single ply, modified bitumen, built-up roofing (BUR), low-slope standing seam metal, low-slope, flat-seam metal, steep-slope, standing-seam metal, slate, concrete tile, asphalt shingle, and clay tile.

Garland, the general contractor for this project, obtained three bids for the roof replacement at Cheryl West Apartments and is recommending a contract award to their subcontractor, D&G Quality Roofing. They provided the lowest price to complete the project.

**D&G Quality Roofing** was established in 1996 and is headquartered in Burleson, Texas, with an office location in Houston, Texas. This contractor provides roof inspection, preventative maintenance, repair, replacement, and storm preparation services for their commercial, government, industrial, and multifamily customers throughout the state of Texas.

**PRIOR AWARDS:**

This contractor has received prior awards from SAHA for the following projects and performed satisfactorily under all awarded contracts: water leak repairs and sealing of exterior doors and windows at the Convent, reglaze 24 windows, reseal coping joints, clean and reseal brick coping, and repair roof drains at SAHA's Central Office, roof and window replacement at Bella Claire Apartments, roof replacement at Cross Creek Apartments, roof repair and replacement at Escondida Apartments, roof replacement at Frank Hornsby Apartments, roof replacement at Francis Furey Apartments, roof replacement at Lincoln Heights Courts, roof and window replacement at Madonna Apartments, roof repair and replacement at Morris C. Beldon



**SAN ANTONIO HOUSING AUTHORITY**

**January 19, 2022**

Apartments, roof replacement at Tarry Towne Apartments, and roof and HVAC replacement at Woodhill Apartments.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis.

**STRATEGIC OUTCOMES:**

SAHA residents live in quality affordable housing.

SAHA residents have sufficient food, drinking water, clothing, and shelter.

SAHA residents feel safe.

**ATTACHMENTS:**

Resolution 6205

Map of Cheryl West Apartments

Picture of Cheryl West Apartments

**San Antonio Housing Authority  
Resolution 6205**

**RESOLUTION 6205, AUTHORIZING THE AWARD OF A CONTRACT FOR ROOF REPLACEMENT AT CHERYL WEST APARTMENTS TO GARLAND/DBS, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$820,236.00**

**WHEREAS**, the U.S. Department of Housing and Urban Development encourages housing authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

**WHEREAS**, purchasing Cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies; and

**WHEREAS**, on August 7, 2019, Racine County Wisconsin lead agency for Omnia Partners, Public Sector, issued an Invitation for Bid #PW1925 for Roofing Supplies and Services, Waterproofing, and Related Products and Services that closed on September 9, 2019. Garland/DBS, Inc. was the lowest responsive, responsible, and qualified bidder and was awarded a contract that was effective October 15, 2019 to October 14, 2024, with one additional 5-year term; and

**WHEREAS**, staff is requesting approval to award a contract to Garland/DBS, Inc. for the roof replacement project at Cheryl West Apartments; and

**WHEREAS**, the current award recommendation for the roof replacement at Cheryl West Apartments is not expected to exceed an amount of \$820,236.00 to include a base bid amount of \$683,530.00, and a 20% contingency in the amount of \$136,706.00 that will only be used, if necessary. This project will be funded by CFP, insurance proceeds, and available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6205, authorizing the award of a contract for roof replacement at Cheryl West Apartments to Garland/DBS, Inc. through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$820,236.00.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved on the 2nd day of February 2022.**

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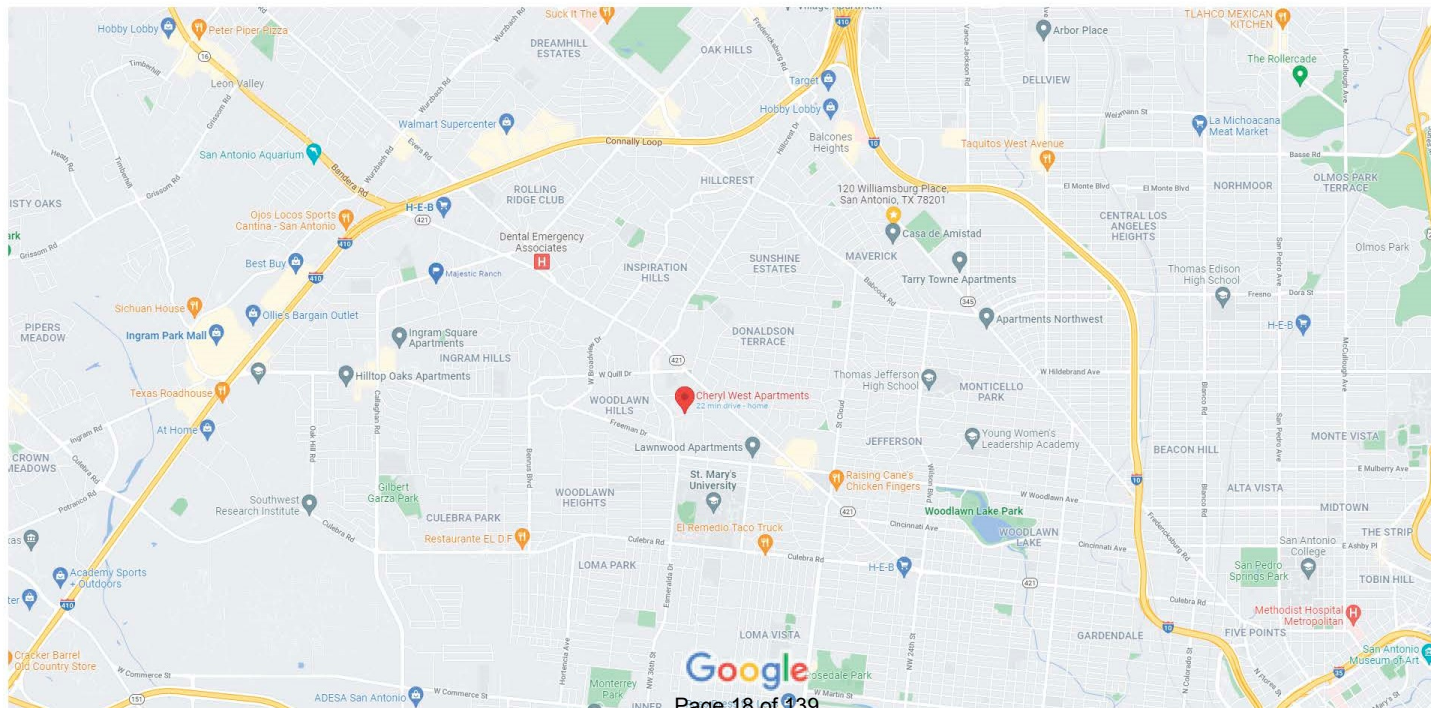
**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

## Cheryl West Apartments







**SAN ANTONIO HOUSING AUTHORITY**

January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTIONS 6206 AND 22FAC-01-25, AUTHORIZING THE AWARD OF A CONTRACT FOR CONSTRUCTION MANAGER AT RISK SERVICES TO FRANKLIN CONSTRUCTION LTD FOR AN AMOUNT NOT TO EXCEED \$17,315,000.00 TO INCLUDE PROJECT MAXIMUMS FOR GENERAL CONTRACTOR CHARGES OF 6% FOR GENERAL CONDITIONS, 2% FOR OVERHEAD, AND A 4% PROFIT; FOR A PERIOD OF 24 MONTHS**

DocuSigned by:

*Ed Hinojosa Jr*

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**Ed Hinojosa, Jr.****President and CEO**

DocuSigned by:

*George Ayala*

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**George Ayala****Director of Procurement**

DocuSigned by:

*Lorraine Robles*

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**Lorraine Robles****Director of Development  
Services and Neighborhood  
Revitalization****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6206 and 22FAC-01-25, authorizing the award of a contract for Construction Manager at Risk Services to Franklin Construction LTD for an amount not to exceed \$17,315,000.00 to include project maximums for general contractor charges of 6% for general conditions, 2% for overhead, and a 4% profit; for a period of 24 months.

**FINANCIAL IMPACT:**

A preliminary construction budget for the project is expected to be in the range of \$17,315,000.00 to include all trades, landscaping, site improvements and general requirements, and contractor overhead and profit. This total includes project maximums on general contractor charges of 6% for general conditions, 2% for overhead, and a 4% profit, which meet HUD requirements for Housing Authority projects.

This project is being financed with a mix of financing of 9% Low Income Housing Tax Credits as issued by the Texas Department of Housing and Community Affairs, Moving to Work funds, and project-based housing assistance issued by the San Antonio Housing Authority.

**SUMMARY:**

Snowden Senior Apartments is planned as a 135-unit new construction apartment complex for seniors 62 years of age and older. It is proposed on approximately 6.97 acres of vacant land located at 7223 Snowden Road, San Antonio, Texas, and is owned by the San Antonio Housing Finance Corporation (HFC), but will be transferred to the San Antonio Housing Facility Corporation (FAC) at closing. The project is designed as a 4-story wood frame building with a brick and siding exterior. The new development will provide a mix of one and two-bedroom units with appropriate design considerations for senior living households and is anticipated to be 100% affordable with 40% of the units subsidized by an MTW Strategy. The amenities will include an activity room, beauty salon, fitness room, game room, swimming pool, exterior unit balconies, and walking trails.

**SAN ANTONIO HOUSING AUTHORITY****January 19, 2022**

The FAC requires the services of a general contractor to serve as a partner for the project and will act as a Construction Manager at Risk assuming the risk of construction of the complex at the contracted price and will provide consultation to the FAC during construction and after the design of the complex.

Additionally, a third-party Project Manager, Baker Tilly (Resolution 6159, approved on August 19, 2021) has been engaged to serve as the FAC's Representative on this project and Alamo Architects will serve as the design professional who will work with the selected Construction Manager At Risk.

**PROCUREMENT PROCESS:**

On November 24, 2021, FAC issued a "Request For Information" (RFI) #2111-5214 for Construction Manager at Risk Services, which closed on December 15, 2021. The RFI was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase, and direct solicited to 495 vendors. A total of two responses were received in response to this solicitation: Franklin Construction LTD and Tejas Premier Building Contractor, Inc. (HABE, MBE, SBE, WBE, HUB, Section 3). A committee of staff from Asset Management, Construction Services, Development Services, and Baker Tilly met to discuss both submissions. Staff are recommending Franklin Construction LTD as they are the best qualified to meet the needs of the HFC for this project.

**COMPANY PROFILE:**

Franklin Construction, LTD was established in 2005 and is headquartered in Helotes, Texas. This contractor is a nationwide builder with its focus on Texas. They work with partners to help develop and construct projects to include assisted living, Housing Authorities, HUD, market rate and affordable multifamily, senior living, student housing, and tax credit developments. This contractor has worked with Housing Authorities to include, but not limited to: Housing Authority of Bexar County, Housing Authority of the City of El Paso, Dilley Housing Authority, and Port Isabel Housing Authority. Their projects include, but are not limited to, HUD Multifamily: El Paso, Texas; Market Rate Multifamily: El Paso, Georgetown, Pflugerville, and San Antonio, Texas, and Slidell, Louisiana; Low Income Housing Tax Credit Multifamily: El Paso and San Antonio, Texas; Market Rate Student Housing: Huntsville, Texas; Senior Housing: San Antonio, Texas; and Senior Housing/Assisted Living/ Memory Care: Boerne and Round Rock, Texas.

**PRIOR SAHA AWARDS:**

Franklin Construction LTD has partnered with SAHA on the following projects: Artisan at Creekside (252 units), Artisan at Mission Creek (252 units), Artisan at Ruiz (102 units), Park at Sutton Oaks (194 units), Sutton Oaks Phase I (194 units), and Salado Falls (200 units).

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC OUTCOMES:**

SAHA residents have a sufficient supply of affordable housing options.

SAHA residents live in quality affordable housing.

**SAN ANTONIO HOUSING AUTHORITY**

**January 19, 2022**

**ATTACHMENTS:**

Resolution 6206

Resolution 22FAC-01-25

Advertisement List

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 6206**

The undersigned officer of the Housing Authority of the City of San Antonio, Texas a housing authority created pursuant to the laws of the State of Texas ("SAHA") hereby certifies as follows:

1. In accordance with its bylaws, the Board of Commissioners of SAHA (the "Board") held a meeting on February 2, 2022, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 6206, AUTHORIZING THE AWARD OF A CONTRACT FOR  
CONSTRUCTION MANAGER AT RISK SERVICES TO FRANKLIN  
CONSTRUCTION LTD FOR AN AMOUNT NOT TO EXCEED \$17,315,000.00 TO  
INCLUDE PROJECT MAXIMUMS FOR GENERAL CONTRACTOR CHARGES OF  
6% FOR GENERAL CONDITIONS, 2% FOR OVERHEAD, AND A 4% PROFIT; FOR  
A PERIOD OF 24 MONTHS**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of SAHA.

**SIGNED and SEALED on this 2nd day of February 2022.**



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**Ed Hinojosa, Jr.**  
**President and CEO**

**San Antonio Housing Authority  
Resolution 6206**

**RESOLUTIONS 6206 AND 22FAC-01-25, AUTHORIZING THE AWARD OF A CONTRACT FOR CONSTRUCTION MANAGER AT RISK SERVICES TO FRANKLIN CONSTRUCTION LTD FOR AN AMOUNT NOT TO EXCEED \$17,315,000.00 TO INCLUDE PROJECT MAXIMUMS FOR GENERAL CONTRACTOR CHARGES OF 6% FOR GENERAL CONDITIONS, 2% FOR OVERHEAD, AND A 4% PROFIT; FOR A PERIOD OF 24 MONTHS**

**WHEREAS**, on November 24, 2021, the FAC issued a "Request For Information" (RFI) #2111-5214 for Construction Manager at Risk Services, which closed on December 15, 2021; and

**WHEREAS**, Snowden Senior Apartments is planned as a 135-unit new construction apartment complex proposed on approximately 6.97 acres of vacant land located at 7223 Snowden Road, San Antonio, Texas, and is owned by the San Antonio Housing Finance Corporation (HFC) but will be transferred to the San Antonio Housing Facility Corporation (FAC) at closing; and

**WHEREAS**, a total of two proposals were received in response to the RFI; and

**WHEREAS**, staff is requesting approval to award a contract to Franklin Construction LTD as they are the best qualified to meet the needs of the FAC for this project; and

**WHEREAS**, A preliminary construction budget for the project is expected to be in the range of \$17,315,000.00 to include all trades, landscaping, site improvements and general requirements, and contractor overhead and profit. This total includes project maximums on general contractor charges of 6% for general conditions, 2% for overhead, and a 4% profit, which meet HUD requirements for Housing Authority projects.

This project is being financed with a mix of financing of 9% Low Income Housing Tax Credits as issued by the Texas Department of Housing and Community Affairs, Moving to Work funds, and project-based housing assistance issued by the San Antonio Housing Authority; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of San Antonio Housing Authority, hereby approves:

Section 1. The Officers of SAHA and the San Antonio Housing Facility Corporation, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 2. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.



Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**San Antonio Housing Facility Corporation  
Resolution 22FAC-01-25**

**RESOLUTION 22FAC-01-25, AUTHORIZING THE AWARD OF A CONTRACT FOR CONSTRUCTION MANAGER AT RISK SERVICES TO FRANKLIN CONSTRUCTION LTD FOR AN AMOUNT NOT TO EXCEED \$17,315,000.00 TO INCLUDE PROJECT MAXIMUMS FOR GENERAL CONTRACTOR CHARGES OF 6% FOR GENERAL CONDITIONS, 2% FOR OVERHEAD, AND A 4% PROFIT; FOR A PERIOD OF 24 MONTHS**

**WHEREAS**, on November 24, 2021, San Antonio Housing Facility Corporation (FAC) issued a "Request For Information" (RFI) #2111-5214 for Construction Manager at Risk Services, which closed on December 15, 2021; and

**WHEREAS**, a total of two proposals were received in response to the RFI; and

**WHEREAS**, Snowden Senior Apartments is planned as a 135-unit new construction apartment complex proposed on approximately 6.97 acres of vacant land located at 7223 Snowden Road, San Antonio, Texas, and is owned by the San Antonio Housing Finance Corporation (HFC) but will be transferred to the San Antonio Housing Facility Corporation (FAC) at closing; and

**WHEREAS**, staff is requesting approval to award a contract to Franklin Construction LTD as they are the best qualified to meet the needs of the FAC for this project; and

**WHEREAS**, A preliminary construction budget for the project is expected to be in the range of \$17,315,000.00 to include all trades, landscaping, site improvements and general requirements, and contractor overhead and profit. This total includes project maximums on general contractor charges of 6% for general conditions, 2% for overhead, and a 4% profit, which meet HUD requirements for Housing Authority projects; and

This project is being financed with a mix of financing of 9% Low Income Housing Tax Credits as issued by the Texas Department of Housing and Community Affairs, Moving to Work funds, and project-based housing assistance issued by the San Antonio Housing Authority; and

**WHEREAS**, staff requests the Board of Directors authorize the Secretary/Treasurer, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of San Antonio Housing Facility Corporation, hereby:

- 1) Approves Resolution 22FAC-01-25, authorizing the award of a contract for Construction Manager at Risk Services to Franklin Construction LTD for an amount not to exceed \$17,315,000.00 to include project maximums for general contractor charges of 6% for general conditions, 2% for overhead, and a 4% profit; for a period of 24 months.
- 2) Authorizes the Secretary/Treasurer, or designee, to execute all necessary documents associated with this contract.

**Passed and approved on the 2nd day of February 2022.**

---

**Ana M. "Cha" Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**Advertisement List**  
**Solicitation # 2111-5214**  
**Solicitation Title: Construction Manager at Risk Services**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 8/26/2020</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Fair Contracting Coalition		faircontractingcoalitioninfo@gmail.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	

**Advertisement List  
Solicitation # 2111-5214**

**Solicitation Title: Construction Manager at Risk Services**

SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>Direct Solicits as of 11/23/21</b>			
	<b>HUBS on CMBL</b>		
AG3 GROUP, LLC	Ayda S. Gonzalez	agonzalez@ag3-group.com,	
Jasmine Engineering,	Yasaman J Azima	jasmine@jasmineengineering.com,	
Lackey De Carvajal CX	Michael W. Lackey	mike.lackey@lccx.com,	
MLP Ventures Inc.	Liborio Perez	mlp@att.net,	
Robinson General Contractrs	Yvette Robinson	yrobinson@robinsongc.com,	
Valla Construction	Michael Rivas	michael@valla-inc.com,	
	<b>Section 3 Bidders</b>		

**Advertisement List**  
**Solicitation # 2111-5214**

**Solicitation Title: Construction Manager at Risk Services**

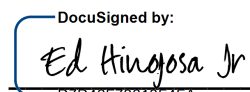
Geofill Construction	Jan Puente	jpuente.geofill@outlook.com,	
Vela Group, LLC.	Joe Vela	joe.vela@velagroupinc.com,	
Tejas Premier Building Cntrctr	Julissa Carielo	julissa@tejaspremierbc.com,	
	<b>Direct Solicits</b>		
Franklin Construction	Karl Wanke	kwake@franklincon.net,	
NRP Construction	Dan Hull	dhull@nrpgroup.com,	
Cadence McShane	Sri Kasturi	skasturi@cadencemcshane.com,	
Galaxy Construction	Neilish Verma	neileshv@galaxybuilders.com,	
Carlton Construction	Steve Sivells	ssivells@carletonrp.com,	
Atlantic Pacific Community Builders - Texas, LLC	Joseph Roig	jroig@apcompanies.com,	
Embrey Construction	Randy Powell	Randy@embreydc.com,	
All Pro Gen. Const.	Jorge Zapata	jorge@apgc.pro,	

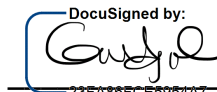
**SAN ANTONIO HOUSING AUTHORITY**

January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTION 6207, AUTHORIZING THE AWARD OF A CONTRACT FOR DISPARITY AND AVAILABILITY STUDY TO KEEN INDEPENDENT RESEARCH FOR AN AMOUNT NOT TO EXCEED \$436,990.00; FOR A PERIOD OF NINE MONTHS**

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**Ed Hinojosa, Jr.**  
**President and CEO**

DocuSigned by:  
  
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**George Ayala**  
**Director of Procurement**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6207, authorizing the award of a contract for disparity and availability study to Keen Independent Research for an amount not to exceed \$436,990.00; for a period of nine months.

**FINANCIAL IMPACT:**

The current award recommendation for the disparity and availability study is estimated not to exceed an amount of \$436,990.00, to include a base cost of \$349,592.00 and a 25% contingency in the amount of \$87,398.00 that will only be used, if necessary, for additional work that may be required to complete the project. This project will be funded through the operating budget and available reserves.

**SUMMARY:**

In 2009, SAHA participated in the Regional Business Disparity Consortium along with the City of San Antonio and other public agencies to include: Alamo Regional Mobility Authority, Brooks Development Authority, Bexar County, City Public Service, Edwards Aquifer Authority, Port Authority of San Antonio, San Antonio Water System, and Univerity Health System in order to examine evidence of discrimination and/or disparities and to demonstrate a compelling governmental interest to address remediation of such discrimination and/or disparity. SAHA's Board of Commissioners accepted the findings of the 2009 Disparity Study on April 3, 2014.

At that time, it was determined that a disparity study was required to consider the establishment or continuation of a small, minority or women-owned business program by the Agency. SAHA engaged the services of a consultant to develop a formal, legally compliant MWBE program. The program provides technical assistance to SAHA in its efforts to promote the equitable participation of minority/women owned businesses (MWBE) in SAHA contracting opportunities. The MWBE Policy was approved and adopted by SAHA's Board of Commissioners on May 1, 2014.

SAHA requires the services of a Consultant to learn the status of opportunities for small-, minority-, women- and disadvantaged-owned business enterprises ("SBEs", "MBEs", "WBEs" and "DBEs") participating in SAHA's contracts and purchase orders, and to undertake all necessary and affirmative steps to ensure that such businesses are afforded equal opportunity for participation within the commodities and services from which the Authority purchases.

**SAN ANTONIO HOUSING AUTHORITY****January 19, 2022**

The consultant shall examine what, if any, barriers may be adversely affecting the participation of SBEs, MBEs, WBEs, and DBEs in contracts and purchase orders issued by the Authority; identify the availability of SBE, MBE, WBE, and non-MBE contractors and vendors, and DBEs and non-DBEs that are qualified, ready, willing, able, and have the capacity to do business with the Authority in the relevant geographic marketplace area, calculated for each racial, ethnic, gender and small business group; analyze the contracting and procurement data of the Authority to determine the solicitation and respective utilization of SBEs, MBEs, WBEs, and DBEs; determine the extent to which any identified disparities in the utilization of available SBEs, MBEs, WBEs, and DBEs by the Authority are attributable to discrimination; and propose measures and programs, and ranks anticipated efficacy of those measures and programs to remedy the effects of any discrimination identified; and, to reduce or eliminate any other relevant geographic marketplace barriers that adversely affect the contract and purchase order participation of such SBEs, MBEs, WBEs, and DBEs.

**PROCUREMENT PROCESS:**

On September 30, 2021, SAHA issued a Request For Proposals (RFP) #2108-5182 for Disparity and Availability Study that closed on October 21, 2021. The RFP was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 20 firms. Two proposals were received in response to this solicitation: Keen Independent Research and MGT Consulting. Both proposals were evaluated based on the following criteria: qualifications and experience, respondent's proposed staff qualifications, quality assurance plan, price proposal, and SWMBE utilization plan. Based upon the above, we are recommending a contract award to Keen Independent Research. They are the highest-rated qualified proposer.

**COMPANY PROFILE:**

**Keen Independent Research** was founded in 2011 and is headquartered in Phoenix, Arizona, with a field office location in Denver, Colorado, as well as having additional staff from New York to California. They are an economic consulting firm specializing in equity research, disparity studies, and related MBE/WBE and DBE programs. The company performs work for public, private, and nonprofit clients. Their staff is composed of in-house economists and statisticians, policy and program specialists, survey specialists, qualitative researchers, technical writers and editors, and quality control specialists. The firm has conducted disparity studies related to MBEs, WBEs, DBEs, SBEs, veteran-owned businesses, firms owned by persons with disabilities, and firms owned by members of the LGBTQIA+ community. Keen Independent Research's Housing Authority clients include, but are not limited to: the Atlanta Housing Authority, Clark County Housing Authority in Las Vegas, Minneapolis Public Housing Authority, and Denver Housing Authority. Their Texas clients include, but are not limited to: City of San Antonio, City of San Marcos, City of Fort Worth, City of Waco, Dallas/Fort Worth Airport Board, Edwards Aquifer Authority and Guadalupe-Blanco River Authority, Fort Worth Transportation Authority, San Antonio Water System, State of Texas, and Tarrant County.

**PRIOR AWARDS:**

This vendor has received no prior awards from SAHA.

**CONTRACT OVERSIGHT:**

George Ayala, Director of Procurement will provide contract oversight for this project.



**SAN ANTONIO HOUSING AUTHORITY**

**January 19, 2022**

**STRATEGIC OUTCOME:**

Supports all strategic outcomes.

**ATTACHMENTS:**

Resolution 6207

Scoring Matrix

Advertisement List

**San Antonio Housing Authority  
Resolution 6207**

**RESOLUTION 6207, AUTHORIZING THE AWARD OF A CONTRACT FOR DISPARITY AND AVAILABILITY STUDY TO KEEN INDEPENDENT RESEARCH FOR AN AMOUNT NOT TO EXCEED \$436,990.00; FOR A PERIOD OF NINE MONTHS**

**WHEREAS**, on September 30, 2021, SAHA issued a Request For Proposals (RFP) #2108-5182 for Disparity and Availability Study that closed on October 21, 2021; and

**WHEREAS**, a total of two proposals were received in response to the RFP; and

**WHEREAS**, staff is requesting approval to award a contract to Keen Independent Research; they are the highest-rated qualified proposer; and

**WHEREAS**, the current award recommendation for the disparity and availability study is estimated not to exceed an amount of \$436,990.00, to include a base cost of \$349,592.00 and a 25% contingency in the amount of \$87,398.00 that will only be used, if necessary, for additional work that may be required to complete the project. This project will be funded through the operating budget and available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6207, authorizing the award of a contract for disparity and availability study to Keen Independent Research for an amount not to exceed \$436,990.00; for a period of nine months.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved on the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**San Antonio Housing Authority**  
**2109-5182 - Disparity and Availability Study**  
**Evaluation Matrix**

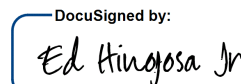
	Total	Qualifications and Experience	Work Plan/Schedule	Quality Assurance Plan	Price proposal
Supplier	/ 100 pts	/ 30 pts	/ 20 pts	/ 20 pts	/ 25 pts
Keen Independent Research LLC	95.8	30	20	18.4	25
MGT of America Consulting, LLC	74.58	22.8	12.8	17.6	17.18

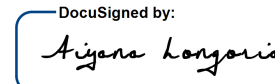
**Advertisement List**  
**Solicitation # 2109-5182**  
**Solicitation Title: Disparity and Availability Study**

		Email Address or Domain Name	Date Invited
1	AHC Consulting	colin.dale@ahcconsulting.com	10/4/2021 9:45:11
2	Allied Supply Chain Support & Services	djacksonjr@allied-scss.com	10/21/2021 5:02:31
3	BBR Printers	Bopomu@outlook.com	10/19/2021 23:10:14
4	Colette Holt & Associates	glenn.sullivan@mwbelaw.com	10/4/2021 16:54:32
5	Deloitte Consulting LLP	alegler@deloitte.com	10/4/2021 10:19:18
6	GCAP Services, Inc	bizdev@gcapervices.com	10/4/2021 10:00:45
7	Gtech	quotes@gtechresearch.com	10/4/2021 8:40:20
8	kinsei consulting	dparets@kinseiconsulting.com	10/20/2021 16:05:09
9	IMS	ky@imsinfo.com	10/2/2021 2:35:09
10	Keen Independent Research LLC	hummkkeen@keenindependent.com	10/4/2021 14:35:26
11	InOhio	levent.baruc@InOhio.com	10/1/2021 18:51:55
12	Mana o Toa Military Mentoring, LLC	Help@ManaOToaMentors.com	10/16/2021 14:09:00
13	MGT of America Consulting, LLC	rcvrfp@mgtamer.com	10/4/2021 4:10:03
14	North America Procurement Council Inc.	sourcemanagement@napc.me	10/19/2021 23:18:43
15	Onvia, Inc	sourcemanagement2@onvia.com	10/1/2021 15:39:38
16	RFX Analyst, Inc.	rfp@rfxanalyst.com	10/2/2021 0:59:10
17	SevenOutsource	rfpalerts@gmail.com	10/4/2021 6:42:47
18	the simon firm inc	morris1129@aol.com	10/12/2021 7:44:15
19	VARA DEVELOPERS GROUP	INFO@VARADEVELOPERSGROUP.COM	10/19/2021 15:06:13
20	Vesta Rea & Associates, LLC	rebeca@vestarea.com	10/5/2021 10:12:43

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6209, RESOLUTION IN SUPPORT OF THE SECOND AMENDMENT TO THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO EMPLOYEES' MONEY PURCHASE PENSION PLAN AND TRUST, RESTATED EFFECTIVE JULY 1, 2021**

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**Ed Hinojosa, Jr.**  
**President and CEO**

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**Aiyana Longoria**  
**Interim Director, Human Resources**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6209, Resolution in support of the Second Amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, restated effective July 1, 2021. This resolution amends the Employees' Money Purchase Pension Plan by allowing eligible employees to enter into the plan immediately upon their eligible hire date. The amendment would also address "rollovers" into the plan, provided that the rollovers will not jeopardize the tax exempt status of the Plan.

The earlier entry date allows a new full-time eligible employee's individual pension account to immediately begin saving towards their retirement with employee and employer contributions. It also allows for the employee to budget accordingly for their net (take-home) compensation to include all tax, pension, and applicable benefit deductions.

**FINANCIAL IMPACT:**

Accounting for an average new hire salary of \$46,000.00 per year, and approximately 11 new hires per month, the estimated initial yearly increase to the pension accounts is \$230,230.00. This amount is already budgeted in the Retirement Benefit, so this action does not have a negative impact on the budget.

**SUMMARY:**

On June 3, 2021, the Board of Commissioners (the "Commissioners") of the Housing Authority of the City of San Antonio ("Employer") approved the restatement of the *Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust* (the "Plan"), generally effective July 1, 2021. Section 10.1.a. of the Plan provides that the Employer may amend the Plan at any time, provided that any amendment which affects the rights, duties, or responsibilities of the Trustee of the Plan may be made only with the Trustee's written consent. The restated Plan has been amended one time; and

The recommended changes are to:

- Amend the Plan to remove the service requirement for eligibility of enrollment. SAHA has determined that no written consent of the Trustee is required, because such amendment does not affect the rights, duties, or responsibilities of the Trustee.

**SAN ANTONIO HOUSING AUTHORITY**

**January 19, 2022**

- Accept a “rollover” made by an Eligible Employee, provided the “rollover” will not jeopardize the tax-exempt status of the Plan. The Administrator shall refuse to accept such transfers from other plans unless it reasonably concludes that the amounts to be rolled over to this Plan meet the requirements of Section 5.6.a. The amounts rolled over shall be set up in a separate account herein referred to as a “Participant’s Rollover Account.” Such account shall be fully Vested at all times and shall not be subject to Forfeiture for any reason.

**STRATEGIC OUTCOME:**

SAHA Employees Thrive in Career and Professional Development

**ATTACHMENTS:**

Resolution 6209

Second Amendment

**San Antonio Housing Authority  
Resolution 6209**

**RESOLUTION 6209, RESOLUTION IN SUPPORT OF THE SECOND AMENDMENT TO THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO EMPLOYEES' MONEY PURCHASE PENSION PLAN AND TRUST RESTATED EFFECTIVE JULY 1, 2021**

**WHEREAS**, on June 3, 2021, the Board of Commissioners (the "Commissioners") of the Housing Authority of the City of San Antonio ("Employer") approved the restatement of the *Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust* (the "Plan"), generally effective July 1, 2021; and

**WHEREAS**, Section 10.1.a. of the Plan provides that the Employer may amend the Plan at any time, provided that any amendment which affects the rights, duties, or responsibilities of the Trustee of the Plan may be made only with the Trustee's written consent; and

**WHEREAS**, the restated Plan has been amended one time; and

**WHEREAS**, the Commissioners now desire to amend the Plan to remove the service requirement for eligibility and accept a "rollover" made by an Eligible Employee, provided the "rollover" will not jeopardize the tax-exempt status of the Plan, and have determined that no written consent of the Trustee is required, because such amendments do not affect the rights, duties, or responsibilities of the Trustee.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6209, Resolution in support of the second amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, restated effective July 1, 2021.
- 2) Authorizes the President and CEO, or his designee, to execute all documents necessary to carry out the various transactions authorized above.

**Passed and approved this 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO  
EMPLOYEES' MONEY PURCHASE PENSION PLAN AND TRUST  
Restated Effective July 1, 2021**

**SECOND AMENDMENT**

**WHEREAS**, on June 3, 2021, the Board of Commissioners (the "Commissioners") of the Housing Authority of the City of San Antonio ("Employer") approved the restatement of the *Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust* (the "Plan"), generally effective July 1, 2021; and

**WHEREAS**, Section 10.1.a. of the Plan provides that the Employer may amend the Plan at any time, provided that any amendment which affects the rights, duties, or responsibilities of the Trustee of the Plan may be made only with the Trustee's written consent; and

**WHEREAS**, the restated Plan has been amended one time; and

**WHEREAS**, the Commissioners now desire to amend the Plan to remove the service requirement for eligibility, and have determined that no written consent of the Trustee is required because such amendment does not affect the rights, duties, or responsibilities of the Trustee; and

**WHEREAS**, on February 2, 2022, the Commissioners adopted Resolution 6209, amending and restating certain provisions of the Plan as set out below.

**NOW, THEREFORE**, the Housing Authority of the City of San Antonio, in accordance with the provisions of the Plan pertaining to amendments thereof, hereby amends Plan, effective April 1, 2022, as follows:

**1. Plan Section 4.1 is amended and restated in its entirety to read as follows:**

**"4.1 CONDITIONS OF ELIGIBILITY**

Any Eligible Employee shall be eligible to participate in accordance with Section 4.2 as of the later of (1) April 1, 2022, or (2) their date of hire. However, any employee who is a Participant in the Plan prior to April 1, 2022 shall continue to participate in the Plan. An Eligible Employee shall cease to be eligible to participate in the Plan upon the termination of his or her employment with the Employer or if he or she ceases to be an Eligible Employee for any other reason. Notwithstanding the provisions of this Section and of Sections 2.37 and 4.2, however, and effective for Employees hired before January 1, 2016, the President/Chief Executive Officer of the Employer shall have the authority to designate a participation commencement date earlier than the date described above ("Special Entry Date") for any Eligible Employee hired on or after August 1, 2002, provided that such Eligible Employee's name, Special Entry Date, and any other identifying information deemed necessary and desirable shall be reflected in an amendment to Appendix A, Special Entry Dates, attached to the Plan and made a part hereof. The President/Chief Executive Officer shall also have the authority to adopt and execute any such addition to Appendix A. Any such amendment shall be adopted by the President/Chief Executive Officer of the Employer solely in cases where, in the judgment of the President/Chief Executive Officer, the best interests of the Employer will be furthered by such amendment and designation.



In the event, however, that the Eligible Employee for whom a Special Entry Date is proposed is the President/Chief Executive Officer, the authority otherwise delegated to the President/Chief Executive Officer under this Section shall be exercised solely by the Board of Commissioners of the Employer. Effective for Employees hired after December 31, 2015, all Eligible Employees holding the title of "Director" or a higher title shall participate in the Plan as of the Eligible Employee's date of hire, and no further amendments to Appendix A shall be made. Furthermore, any Eligible Employees holding the title of "Director" or a higher title on May 5, 2016 shall begin participation in the Plan immediately after said date. The participation of any Eligible Employee who is assigned a Special Entry Date under this paragraph shall commence as of his or her Special Entry Date, and the designated Eligible Employee shall make Mandatory Employee Contributions as of such Special Entry Date."

**2. Plan Section 4.3 is amended and restated in its entirety to read as follows:**

**"4.3 [reserved]"**

**3. Plan Subsection 5.6(a) is amended and restated in its entirety to read as follows:**

**"5.6.a** With the consent of the Administrator, the Plan may accept a "rollover" made by an Eligible Employee, provided the "rollover" will not jeopardize the tax-exempt status of the Plan. The Administrator shall refuse to accept such transfers from other plans unless it reasonably concludes that the amounts to be rolled over to this Plan meet the requirements of this Section. The amounts rolled over shall be set up in a separate account herein referred to as a "Participant's Rollover Account." Such account shall be fully Vested at all times and shall not be subject to Forfeiture for any reason. Any transfer pursuant to this Subsection 5.6.a shall be in cash or its equivalent."

Except as hereby amended, the Housing Authority of City of San Antonio Employees' Money Purchase Pension Plan and Trust, as restated effective July 1, 2021, and subsequently amended, is hereby ratified and confirmed.

**EXECUTED this 2nd day of February 2022.**

**EMPLOYER**

**HOUSING AUTHORITY OF THE  
CITY OF SAN ANTONIO**


By: \_\_\_\_\_  
**Ed Hinojosa, Jr.**  
**President and CEO**

**SAN ANTONIO HOUSING AUTHORITY**

January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTION 6208, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO DECLARE ITS INTENT TO ISSUE BONDS TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (TIGONI VILLAS APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AUTHORIZING A CAPITAL CONTRIBUTION OF \$500,000.00 IN MOVING TO WORK (MTW) FUNDS; AND, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT**

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**Ed Hinojosa**  
**President and CEO**

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**Thomas Roth**  
**Director of Asset Management**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6208, authorizing the San Antonio Housing Facility Corporation to declare its intent to issue bonds to provide financing for a multifamily residential rental development for persons of low and moderate income (Tigoni Villas Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; authorizing a capital contribution of \$500,000.00 in Moving to Work (MTW) funds; and, containing other provisions relating to the subject.

**FINANCIAL IMPACT:**

The San Antonio Housing Authority (SAHA) will put \$500,000.00 in the project as a construction loan. SAHA will be repaid within approximately 6 months. After closing, the \$500,000.00 will be held by the San Antonio Housing Facility Corporation for liquidity in the event San Antonio Housing Facility Corporation committed certain delineated bad acts, such as willful breach of contract documents, fraud, or misappropriation of funds.

With respect to the bonds, no financial impact at this time. However, in order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board, which is time sensitive and competitive. By authorizing SAHA staff to submit applications early for the aforementioned projects SAHA increases its chance to obtain the volume cap to complete the project and benefit from additional revenue.

**SUMMARY:**

SAHA is seeking authority to file an application relating to our proposed 2022 or 2023 tax-exempt bond and 4% tax credit projects. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap

**SAN ANTONIO HOUSING AUTHORITY****January 19, 2022**

allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. SAHA will be applying for volume cap, which will not be awarded until the end of the year, if any volume cap is available. Certain state agencies have the right to use available volume cap before local agencies, and in prior years the state agencies have used almost all of the volume cap and only seven local agency projects received volume cap. Volume cap available to local agencies is awarded on a first come, first served basis, according to when the application is submitted. Therefore, SAHA would need to submit applications as soon as possible. The Developer or SAHA must also apply for tax credits to the Texas Department of Housing and Community Development. For the Tigoni Villas Apartments project, the Developer will be applying separately for the tax credits. SAHA will only be issuing the tax-exempt bonds. Accordingly, Staff is requesting that the Board authorize these actions so that SAHA may begin the process, but SAHA is ***not asking to specifically approve or be bound to this project. These are non-binding Resolutions.*** This will enable SAHA and the Developer to move forward, make an application for volume cap and tax credits and begin to coordinate the financing and negotiate the specific terms of the deal, which will be brought back for Board approval.

Tigoni Villas Apartments, an approximately 140-unit multifamily project located at 1527 West Sunshine Drive in San Antonio, Texas, requesting \$20,000,000.00 of volume cap.

The Tigoni Villas Apartments project will be the acquisition and rehabilitation of an existing facility that consists of 140 units (10, 2-bedroom and 130, 3-bedroom units) across 6 residential buildings and a community building. The project was originally built in 2005 and is currently income and rent restricted by regulatory agreements with TDHCA for a total of 40 years from construction, expiring in 2044. The San Antonio Housing Facility Corporation will be the proposed issuer of the bonds and may own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

SAHA is a MTW agency. As part of its obligations as such an agency, SAHA is credited for creating more affordable housing units and it must meet its baseline of having the same number of affordable housing units as when it became a MTW agency. For new units to be counted as affordable housing units, SAHA must contribute financially towards the creation of those units. Originally, this project had no funds allocated to it. However, for SAHA's benefit, SAHA will contribute \$500,000.00 to the project during construction and will be immediately repaid by closing.

It is common in banking transactions to have "bad boy" carve outs. This means that the loans are non-recourse towards the borrower, unless certain acts that would be made in bad faith in relation to the loan that are criminal or fraudulent. The lender may require the borrowing entity to have \$500,000.00 in liquidity in case a bad boy provision is violated by SAHA or by San Antonio Housing Facility Corporation. It does not negatively impact SAHA, because it already maintains that liquidity amount.

The attached Resolution authorizes the San Antonio Housing Facility Corporation to approve the inducement Resolution for the above project and to accept and deliver a capital contribution of \$500,000.00 in MTW funds for the project.

**STRATEGIC OUTCOME:**

SAHA residents have a sufficient supply of affordable housing options.

SAHA residents live in quality affordable housing.

**SAN ANTONIO HOUSING AUTHORITY**

**January 19, 2022**

**ATTACHMENTS:**

Resolution 6208

Resolution 22FAC-01-21

Presentation

## **CERTIFICATE FOR RESOLUTION 6208**

The undersigned officer of the San Antonio Housing Authority (the "Authority") hereby certifies as follows:

1. The Board of Commissioners of the Authority ("Board") held a meeting on February 2, 2022 ("Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 6208, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO DECLARE ITS INTENT TO ISSUE BONDS TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (TIGONI VILLAS APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT**

2. The Resolution was duly introduced for the consideration of the Board of Commissioners and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

3. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's Meeting Minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting.

**SIGNED AND SEALED this 2nd day of February 2022.**



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**Ed Hinojosa, Jr.**  
**President and CEO**

**San Antonio Housing Authority  
Resolution 6208**

**RESOLUTION 6208, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO DECLARE ITS INTENT TO ISSUE BONDS TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (TIGONI VILLAS APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AUTHORIZING A CAPITAL CONTRIBUTION OF \$500,000.00 IN MOVING TO WORK (MTW) FUNDS; AND, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT**

**WHEREAS**, the San Antonio Housing Facility Corporation (the “Issuer”) was created by the San Antonio Housing Authority (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code (the “Act”); and

**WHEREAS**, the SAHA Board of Commissioners approved Resolution 6208, authorizing the Tigoni Villas Apartments (Project) with DevCo Preservation, LLC; and

**WHEREAS**, SAHA, an MTW agency, is credited for creating more affordable housing units and must meet its baseline of having the same number of affordable housing units as when it became an MTW agency; and

**WHEREAS**, SAHA must contribute financially towards the creation of new units in order for them to be counted as affordable housing units; and

**WHEREAS**, SAHA will contribute \$500,000.00 to the San Antonio Housing Facility Corporation, so it may loan such amounts to the Project during construction and will be immediately repaid by stabilization; and

**WHEREAS**, it is deemed necessary and advisable that this Resolution be adopted.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of San Antonio Housing Authority, hereby:

Section 1. The Issuer’s Resolution Declaring Intent to Issue Bonds to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Tigoni Villas Apartments); Prescribing Certain Terms and Conditions of Such Bonds; Authorizing the Filing of an Application with the Texas Bond Review Board; Authorizing a Capital Contribution of \$500,000.00 in Moving to Work (MTW) Funds; and Containing Other Provisions Relating to the Subject to be adopted by the Issuer on February 2, 2022, a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby specifically approved.

Section 2. The approval herein given is in accordance with the provisions of the Act and is not to be construed as any undertaking by the Sponsor, and the Bonds shall never

constitute an indebtedness or pledge of the Sponsor, the City of San Antonio, Bexar County, Texas or the State of Texas, within the meaning of any constitutional or statutory provision, and the holder of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of San Antonio, Bexar County, Texas or the State of Texas except those revenues assigned and pledged by the Issuer in the Indenture of Trust referenced in the Issuer Resolution.

**Passed and approved this 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**EXHIBIT A**

**ISSUER'S RESOLUTION**



## **CERTIFICATE FOR RESOLUTION 22FAC-01-21**

The undersigned officer of the San Antonio Housing Facility Corporation (Issuer) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer ("Board") held a meeting on February 2, 2022 ("Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 22FAC-01-21, SAN ANTONIO HOUSING FACILITY CORPORATION DECLARING INTENT TO ISSUE BONDS TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (TIGONI VILLAS APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AUTHORIZING A CAPITAL CONTRIBUTION OF \$500,000.00 IN MOVING TO WORK (MTW) FUNDS; AND, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT**

The Resolution was duly introduced for the consideration of the Board of Commissioners and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's Meeting Minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

**SIGNED AND SEALED this 2nd day of February 2022.**



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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**San Antonio Housing Facility Corporation  
Resolution 22FAC-01-21**

**RESOLUTION 22FAC-01-21, SAN ANTONIO HOUSING FACILITY CORPORATION DECLARING INTENT TO ISSUE BONDS TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (TIGONI VILLAS APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AUTHORIZING A CAPITAL CONTRIBUTION OF \$500,000.00 IN MOVING TO WORK (MTW) FUNDS; AND, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (“Unit”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (“Act”), approved and created the San Antonio Housing Facility Corporation, a nonprofit public facility corporation (“Issuer”); and

**WHEREAS**, the Issuer is empowered to finance the costs of public facilities consisting of a residential development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio, Texas (“City”) by the issuance of housing revenue bonds; and

**WHEREAS**, DevCo Preservation, LLC, or an affiliated Texas limited partnership (“User”), requests that (i) the Issuer finance the acquisition, rehabilitation, and equipping of an approximately 140-unit multifamily housing residential facility located at 1527 West Sunshine Drive in San Antonio, Texas, and to be known as the Tigoni Villas Apartments (“Project”); and (ii) the Issuer file and/or refile a 2022 and/or any subsequent year Application (defined hereafter) and/or any carryforward application to the Texas Bond Review Board as described herein; and

**WHEREAS**, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (“Board”) of the Issuer to issue housing revenue bonds pursuant to the Act (“Bonds”) to finance and pay development costs of the Project (“Development Costs”); and

**WHEREAS**, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project; and

**WHEREAS**, this Resolution shall constitute the Issuer’s intent, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$20,000,000.00 and to expend the proceeds thereof to pay Development Costs including costs of acquisition, rehabilitation, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses

and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

**WHEREAS**, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the “Allocation Act”), and various provisions of the Internal Revenue Code of 1986, as amended (“Code”); and

**WHEREAS**, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

**WHEREAS**, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

**WHEREAS**, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

**WHEREAS**, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an “Application for Allocation of Private Activity Bonds” (“Application”) to the Texas Bond Review Board and adopt this Resolution authorizing the filing, and re-filing, either for carryforward volume cap or filing in subsequent years, of the Application; and

**WHEREAS**, the Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

**WHEREAS**, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (“Expenditures”) and expects to reimburse the Expenditures with proceeds of the Bonds; and

**WHEREAS**, in order to allocate under Treasury Regulation §1.150-2 (Regulation) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of the City for the various entities to enter into the transactions described above so that the User may construct the Project; and

**WHEREAS**, SAHA, a MTW agency, is credited for creating more affordable housing units and must meet its baseline of having the same number of affordable housing units, as when it became an MTW agency; and

**WHEREAS,** SAHA must contribute financially towards the creation of new units in order for them to be counted as affordable housing units; and

**WHEREAS,** SAHA will contribute \$500,000.00 to the San Antonio Housing Facility Corporation so that it may loan such funds to the project during construction and will be immediately repaid by stabilization.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of San Antonio Housing Facility Corporation, hereby:

- 1) Subject to the terms hereof, the Issuer agrees that it will:
  - a. subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$20,000,000.00;
  - b. cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the City, and the User;
  - c. if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth herein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and
  - d. take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.
- 2) The Bonds shall specifically provide that neither the State of Texas ("State"), the City, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the City, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

- 3) It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:
  - a. prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User; and
  - b. the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the City against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer.
- 4) The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.
- 5) Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.
- 6) It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

- 7) This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**
- 8) The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2022 and/or 2023 Application, and/or any carryforward Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.
- 9) The Issuer respectfully requests that the Application be accepted and approved by the Texas Bond Review Board.
- 10) Any officer of the Issuer (or his designee) is hereby authorized to execute the Application, to pay (or cause the User to pay) the Application Fee of \$5,000.00 for each Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Application.
- 11) The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.
- 12) In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.
- 13) Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that

will not exceed \$20,000,000.00. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

- 14) The Board authorizes any officer of the Issuer to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.
- 15) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 16) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 17) If any provision of this Resolution or the Application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.
- 18) That the Issuer hereby authorizes the filing and any resubmission of an Application with the TBRB, that Locke Lord LLP be designated as the authorized representative of the Issuer for purposes of an Application and that any officer of the Issuer is hereby authorized and directed to execute an Application on behalf of the Issuer and to take any and all other actions related to such Application or necessary or desirable to carry out the provisions of this Resolution.
- 19) The Issuer authorizes a capital contribution of \$500,000.00 in Moving to Work (MTW) funds for the Tigon Villas Apartments project.
- 20) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 21) This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**



# Tigoni Villas Transaction

January 19, 2022



# Property Summary

- Tigoni Villas is a 140 unit LIHTC development located at 157 W Sunshine Drive
- The property was built in 2005, and the initial compliance period ended in 2019
- The project contains 10 two bedroom units, and 130 three bedroom units
- Currently 80% of the units are affordable at AMI's from 30% to 60%
  - 22 @ 30% AMI
  - 12 @ 40% AMI
  - 22 @ 50% AMI
  - 56 @ 60% AMI

The remaining 28 units are market rate.

# Rigoni Villas Apartment

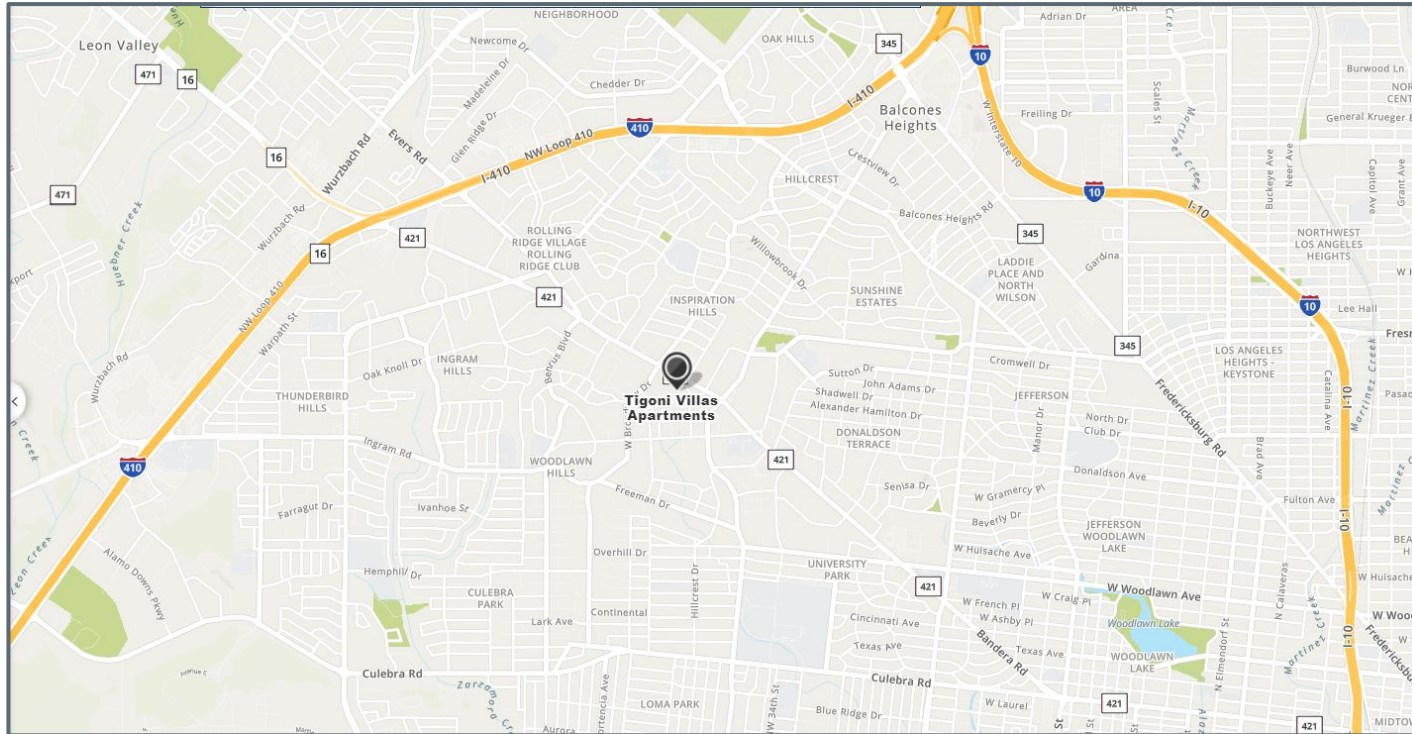
1527 W. Sunshine Dr., San Antonio, TX 78228



- ❖ City Council District 7
- ❖ Northside ISD
- ❖ 140 Units
  - Current**
    - 30% AMI - 22
    - 40% AMI - 12
    - 50% AMI - 22
    - 60% AMI - 56
    - Market Rate - 28
  - Proposed Change**
    - 60% AMI - 84  
(56+28 market rate)
  - Section 8 Vouchers**
    - 34 - units
- ❖ Bond Issuance Amount
  - \$20,000,000.00

# Tigoni Villas Apartment

1527 W. Sunshine Dr., San Antonio, TX 78228



# Transaction Summary

- DevCo Preservation, LLC is under contract to purchase the property.
- They are requesting that a SAHA component entity provide a bond inducement resolution for the issuance of up to \$20,000,000.00 in tax exempt bonds.
- The new owners will apply for 4% tax credits and use the proceeds from the bonds and sale of the tax credits to fund the acquisition and modernization of the property.
- The proposed budget for upgrades to common areas and unit interiors is \$40,000.00 per unit. No residents will be displaced during the renovation project.
- DevCo has committed to converting all market rate units to 60% AMI units.
- SAHA is proposing the investment of \$500,000.00 in MTW funds. This will enable SAHA to count all non Section 8 units towards HUD's substantially the same number of families served.



## Experienced Owner Operator of Multifamily and Affordable Multifamily Developments

- DevCo has been in business for 28 years.
- The principles have been involved in the development and construction of over 7,000 tax credit units.
- They currently own four LIHTC assets in Texas.
- Their mission statement is to acquire existing affordable housing developments and renovate them using tax credits and bonds debt, to preserve affordable housing units.
- SAHA recently partnered with DevCo on the acquisition of Costa Almadena.

# Financial Analysis and Strategic Goals

- SAHA will collect a 1% issuance fee, estimated at \$200,000 and an annual asset management fee of \$14,000.
- This transaction will create an additional 28 affordable units, while preserving the original 112 affordable units.

# QUESTIONS?


SAN ANTONIO HOUSING AUTHORITY

January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTIONS 6210 AND 22LVPFC-01-20, AUTHORIZING REASSIGNMENT OF  
CARRYFORWARD DESIGNATION FOR THE ST. JOHN'S SQUARE APARTMENTS PROJECT,  
WHICH WILL ALLOW NEW PROJECTS TO RECEIVE VOLUME CAP ALLOCATION**

DocuSigned by:  
  
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**Ed Hinojosa, Jr.**  
**President and CEO**

DocuSigned by:  
  
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**Timothy E. Alcott**  
**Chief Real Estate and Asset Management  
Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6210 and 22LVPFC-01-20, authorizing reassignment of carryforward designation for the St. John's Square Apartments project, which will allow new projects to receive volume cap allocation.

**FINANCIAL IMPACT:**

None at this time. However, approval of this resolution will allow the carryforward designation that is currently attributed to the St. John's Square project to be reassigned to new projects which, once closed, will result in the earning of bond issuance fees.

**SUMMARY:**

In 2020, the Las Varas Public Facility Corporation (the "Issuer") applied to the Texas Bond Review Board for carryforward of private activity bonds for the St. John's Square Apartments project (the "Project"), which was allocated to the Issuer, as evidenced by Carryforward Designation Certificate – Docket Number 20CF-011 (the "Carryforward"). The Project will no longer move forward, but the Issuer may still reassign the Carryforward to new projects.

**STRATEGIC OUTCOME:**

SAHA residents have a sufficient supply of affordable housing options

**ATTACHMENTS:**

Resolution 6210  
Resolution 22LVPFC-01-20



**San Antonio Housing Authority**

**Resolution 6210**

**RESOLUTION 6210, AUTHORIZING REASSIGNMENT OF CARRYFORWARD DESIGNATION FOR THE ST. JOHN'S SQUARE APARTMENTS PROJECT, WHICH WILL ALLOW NEW PROJECTS TO RECEIVE VOLUME CAP ALLOCATION**

**WHEREAS**, one of the San Antonio Housing Authority's strategic goals is to expand the supply of affordable housing; and

**WHEREAS**, a principal financing mechanism for new affordable housing is the 4% low income housing tax credit; and

**WHEREAS**, it is necessary to obtain volume cap allocations for tax-exempt bonds for new affordable housing projects; and

**WHEREAS**, the Las Varas Public Facility Corporation ("LVPFC") has previously applied for and received volume cap allocation for the St. John's Square Apartments project (the "Project") represented by Carryforward Designation Certificate – Docket Number 20CF-011 (the "Carryforward"); and

**WHEREAS**, the Project will not move forward and LVPFC has the opportunity to reassign the Carryforward to one or more new projects (the "Reassignments"); and

**WHEREAS**, LVPFC will pass a resolution to authorize the reassignment of the Carryforward; and

**WHEREAS**, LVPFC will determine at a later date to which new projects it will reassign the Carryforward and it will subsequently apply for the Reassignments in accordance with the rules of the Texas Bond Review Board.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6210 and 22LVPFC-01-20 of LVPFC authorizing reassignment of carryforward designation for the Project.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated therewith.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

## **CERTIFICATE FOR RESOLUTION 22LVPFC-01-20**

The undersigned officer of the Las Varas Public Facility Corporation (the “Issuer”) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on February 2, 2022 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

### **RESOLUTION 22LVPFC-01-20, AUTHORIZING REASSIGNMENT OF CARRYFORWARD DESIGNATION FOR THE ST. JOHN’S SQUARE APARTMENTS PROJECT**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

**SIGNED this 2nd day of February 2022.**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**Las Varas Public Facility Corporation  
Resolution 22LVPFC-01-20**

**RESOLUTION 22LVPFC-01-20, AUTHORIZING REASSIGNMENT OF CARRYFORWARD DESIGNATION FOR THE ST. JOHN'S SQUARE APARTMENTS PROJECT**

**WHEREAS**, Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer"), on behalf of the Housing Authority of the City of San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio by the issuance of tax exempt housing revenue bonds; and

**WHEREAS**, in order to issue tax exempt bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds by filing an allocation application with the Texas Bond Review Board (the "BRB") in order to satisfy the provisions of the Internal Revenue Code; and

**WHEREAS**, the Issuer filed a "2020 Application for Carryforward for Private Activity Bonds" with the BRB for its St. John's Square Apartments project (the "Project") (the "Allocation Application"); and

**WHEREAS**, pursuant to the Allocation Application, the Issuer received Carryforward Designation Certificate – Docket Number 20CF-011 (the "Carryforward"); and

**WHEREAS**, the Project will not be completed, so the Issuer wishes to reassign the Carryforward (the "Reassignment") in accordance with Texas Government Code Section 1372.074 (the "Statute") in order to allocate volume cap to new projects for which it will issue tax exempt bonds; and

**WHEREAS**, the Issuer will determine at a later date to which new projects it will reassign the Carryforward and it will subsequently apply for the Reassignment in accordance with the rules of the BRB; and

**WHEREAS**, the Statute requires a resolution of the Issuer that authorizes the Reassignment.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Las Varas Public Facility Corporation, hereby:

Section 1. The Reassignment and all actions necessary or desirable in connection therewith are authorized and approved.

Section 2. The President, any Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver any and all documents necessary or desirable in connection with the Reassignment, and each of them are authorized to negotiate and approve such changes in the terms of such documents as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

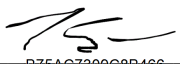
**SAN ANTONIO HOUSING AUTHORITY**

January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTION 6211, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (KITTY HAWK FLATS APARTMENTS) SERIES 2022 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 22LVPFC-01-21 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 22FAC-01-19 AUTHORIZING THE TRANSACTIONS RELATED TO THE BONDS, AND (IV); OTHER MATTERS IN CONNECTION THEREWITH**

DocuSigned by:  
  
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**Ed Hinojosa, Jr.**  
**President and CEO**

DocuSigned by:  
  
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**Timothy E. Alcott**  
**Chief Real Estate and Asset**  
**Management Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6211, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Note (Kitty Hawk Flats Apartments) Series 2022 (the "Bonds"); (ii) the Las Varas Public Facility Corporation to approve Resolution 22LVPFC-01-21 authorizing the Bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 22FAC-01-19 authorizing the transactions related to the Bonds, and (iv); other matters in connection therewith.

**FINANCIAL IMPACT:**

The total project cost is expected to be approximately \$41,526,258.00 or \$196,000.00 per unit. NRP will give all required guaranties. Under the terms of the existing deal, the total developer fee is \$4,414,000.00 and will be split between SAHA and NRP. Furthermore, SAHA and NRP will split cash flow and SAHA will receive 45% of the cash flow from the project; and, the right to buy the project at the end of 15 years by assuming the outstanding debt.

Under recent changes in law, issuance of additional bonds will increase the project's tax credit allocation, allowing the pay-down of debt, which will in turn increase the project's cash flow.

**SUMMARY:**

The Kitty Hawk Flats transaction was approved by the Board on October 8, 2020, and it closed on October 14, 2020; and, it has a typical 4% tax-credit transaction structure. The land was purchased by SAHFC and leased to Kitty Hawk Flats Ltd., which paid SAHFC an upfront lease payment sufficient to acquire the land. \$23,500,000.00 of tax-exempt bonds were issued by LVPFC and purchased by KeyBank, and equity contributions from an affiliate of the U.S. Bancorp Community Development Corporation, as an investor limited partner, were used to finance the construction and long-term operations.

The IRS has since issued new guidance providing that an additional issuance of at least 10% of the amount of the aggregate bonds will allow the project to take advantage of favorable changes in the law and increase tax credit allocation for the project. In order for the project to receive

approximately \$3,800,000.00 in additional tax credit allocation, LVPFC will issue additional bonds in an amount not to exceed \$2,700,000.00.

The Kitty Hawk Flats transaction is currently under construction and projected to be completed in May of 2022. The project will consist of 212 family units, all of which will be low-income housing tax credit units serving families whose incomes average 60% AMI and is located on the east side of San Antonio. The Board is being asked to authorize all of the actions necessary to issue additional bonds for the project.

**STRATEGIC OUTCOME:**

SAHA residents have a sufficient supply of affordable housing options

**ATTACHMENTS:**

Resolution 6211

Resolution 22LVPFC-01-21

Resolution 22FAC-01-19

Presentation

## **CERTIFICATE FOR RESOLUTION RESOLUTION 6211**

The undersigned officer of the Housing Authority of the City of San Antonio, Texas (the "Authority") hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on February 2, 2022 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 6211, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (KITTY HAWK FLATS APARTMENTS) SERIES 2022 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 22LVPFC-01-21 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 22FAC-01-19 AUTHORIZING THE TRANSACTIONS RELATED TO THE BONDS, AND (IV); OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with state statutes and the Bylaws of the Authority.

**SIGNED AND SEALED this 2nd day of February 2022.**



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**Ed Hinojosa, Jr.**  
**President and CEO**

**San Antonio Housing Authority  
Resolution 6211**

**RESOLUTION 6211, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (KITTY HAWK FLATS APARTMENTS) SERIES 2022 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 22LVPFC-01-21 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 22FAC-01-19 AUTHORIZING THE TRANSACTIONS RELATED TO THE BONDS, AND (IV); OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (the "Authority") has created the Las Varas Public Facility Corporation (the "Issuer") to finance affordable housing on its behalf; and

**WHEREAS**, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

**WHEREAS**, the Issuer has been requested to issue its "Multifamily Housing Revenue Note (Kitty Hawk Flats Apartments) Series 2022" in the aggregate principal amount not to exceed \$2,700,000.00 (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a 212-unit multifamily apartment facility known as the Kitty Hawk Flats Apartments, located at approximately the north corner of Kitty Hawk Road and O'Connor Road San Antonio, Texas (the "Project") for Kitty Hawk Flats Ltd., a Texas limited partnership (the "Borrower"); and

**WHEREAS**, the Issuer desires to issue the Bonds pursuant to a Funding Loan Agreement (the "Indenture") between the Issuer and BOKF, N.A., as fiscal agent (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Project Loan Agreement (the "Financing Agreement") among the Issuer, the Trustee, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower; and

**WHEREAS**, the loan will be evidenced by a Note issued under the Financing Agreement (the "Note"), and assignments of the Note (the "Assignments") from the Issuer in favor of the Trustee; and

**WHEREAS**, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

**WHEREAS**, the members of the Board of Commissioners of the Authority (collectively, the "Board") and their respective offices are as follows: and



<u>Name of Commissioners/Officers</u>	<u>Position</u>
Dr. Ana M. "Cha" Guzmán	Chairman and Commissioner
Olga Kauffman	Vice Chairman and Commissioner
Ignacio Perez	Commissioner
Dalia Contreras	Commissioner
Gilbert Casillas	Commissioner
Gabriel "Gabe" Lopez	Commissioner
Loren D. Dantzler	Commissioner
Ed Hinojosa, Jr.	President and CEO
Diana Fiedler	Chief Financial Officer
Timothy E. Alcott	Chief Real Estate and Asset Management Officer
Muriel Rhoder	Chief Administrative Officer
Brandee Perez	Chief Operating Officer
Michael Reyes	Public Affairs Officer
Richard Milk	Planning Officer

**WHEREAS**, pursuant to 303.071 of the Texas Local Government Code, the Board must approve and authorize the issuance of the tax-exempt bonds by the Issuer; and

**WHEREAS**, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, constructing, and equipping the Project; and

**WHEREAS**, pursuant to 303.071 of the Texas Local Government Code, the Board must approve and authorize the transactions for each of the respective Projects and the participation by SAHFC or an affiliate thereof in the Project; and

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of San Antonio Housing Authority, hereby:

Section 1. The terms of the Bonds, the Indenture, the Financing Agreement, the Note, the Regulatory Agreement and the Assignments (and any amendments or restatements of or supplements to the foregoing) are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the President and CEO, the

Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves Resolution 22LVPFC-01-21, and authorizes the bonds to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 22FAC-01-19, authorizing the foregoing transactions.

Section 9. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are

incorporated herein for all purposes.

Section 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 22LVPFC-01-21**

The undersigned officer of the Las Varas Public Facility Corporation (the “Issuer”) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on February 2, 2022 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 22LVPFC-01-21, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (KITTY HAWK FLATS APARTMENTS) SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

**SIGNED this 2nd day of February 2022.**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**Las Varas Public Facility Corporation  
Resolution 22LVPFC-01-21**

**RESOLUTION 22LVPFC-01-21, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (KITTY HAWK FLATS APARTMENTS) SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Las Varas Public Facility Corporation (the “Issuer”) has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

**WHEREAS**, the Issuer has been requested to issue its “Multifamily Housing Revenue Bonds (Kitty Hawk Flats Apartments) Series 2022” in the aggregate principal amount not to exceed \$2,700,000.00 (the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a 212-unit multifamily apartment facility known as the Kitty Hawk Flats Apartments, located at the north corner of Kitty Hawk Road and O’Connor Road, in San Antonio, Texas, San Antonio, Bexar County, Texas (the “Project”) for Kitty Hawk Flats Ltd., a Texas limited partnership (the “Borrower”); and

**WHEREAS**, the Issuer desires to issue the Bonds pursuant to a Funding Loan Agreement (the “Indenture”) among KeyBank, N.A. (the “Bond Purchaser”), the Issuer and BOKF, N.A., as fiscal agent (the “Trustee”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Project Loan Agreement (the “Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Trustee and the Borrower; and

**WHEREAS**, the loan will be evidenced by a Note issued under the Loan Agreement (the “Note”), and assignments of the Note (the “Assignments”) from the Issuer in favor of the Trustee; and

**WHEREAS**, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

**WHEREAS**, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, constructing, and equipping the Project; and

**WHEREAS**, the members of the Board of Directors of the Issuer (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Olga Kauffman	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director

Gilbert Casillas  
Gabriel "Gabe" Lopez  
Loren Dantzler  
Ed Hinojosa, Jr.  
Diana Fiedler  
Timothy E. Alcott  
Muriel Rhoder  
Brandee Perez  
Michael Reyes  
Richard Milk

Director  
Director  
Director  
Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Las Varas Public Facility Corporation, hereby:

Section 1. The terms of the Loan Agreement, the Indenture, the Note, the Regulatory Agreement and the Assignments, are hereby authorized and approved when such documents are approved by the Executive Director.

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, the Note, the Assignment (and any amendments or restatements of or supplements to the foregoing) and any and all certificates (including tax certificates), applications (including volume cap and carry-over applications with the TBRB) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amount of not to exceed \$2,700,000.00, with a variable interest rate during construction and a permanent an interest rate (not including applicable premium) not to exceed [5.0%] as set forth in the Indenture, and with a maturity date not to exceed [December 31, 2041], in substantially the form and substance set forth in the Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to

deliver the Bonds. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Indenture, and the execution and delivery of the any agreements relating to the purchase of the Bonds by the Bond Purchaser by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Loan Agreement and the Indenture.

Section 4. The Trustee shall be BOKF, N.A.

Section 5. Bracewell LLP, as Bond Counsel, is hereby appointed and ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the trustee the written request of the Issuer for the authentication and delivery of the Bonds by the trustee in accordance with the Loan Agreement and the Indenture.

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Loan Agreement to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer. No bonds may be issued unless the San Antonio Housing Facility Corporation controls the general partner of the Borrower.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any

agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Loan Agreement.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**



**CERTIFICATE FOR RESOLUTION  
RESOLUTION 22FAC-01-19**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC") hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of SAHFC (the "Board") held a meeting on February 2, 2022, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 22FAC-01-19, AUTHORIZING THE EXECUTION OF ALL  
DOCUMENTATION NECESSARY TO CARRY OUT THE BOND FINANCING FOR  
THE KITTY HAWK FLATS APARTMENTS TRANSACTION; AND OTHER MATTERS  
IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of SAHFC.

**SIGNED AND SEALED this 2nd day of February 2022.**



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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**San Antonio Housing Facility Corporation  
Resolution 21FAC-01-19**

**RESOLUTION 22FAC-01-19, AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE BOND FINANCING FOR THE KITTY HAWK FLATS APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Kitty Hawk Flats Ltd., a Texas limited partnership (the “Partnership”), and Kitty Hawk Flats GP LLC, a Texas limited liability company and its general partner (the “General Partner”), have been formed to acquire and construct a 212-unit multifamily housing facility (the “Housing Facility”) located at the north corner of Kitty Hawk Road and O’Connor Road, San Antonio, Texas (the “Land,” together with the Housing Facility, the “Project”) in partnership with the NRP Group or affiliates thereof (the “Developer”); and

**WHEREAS**, at the request of the Partnership, San Antonio Housing Facility Corporation (“SAHFC”) (i) is serving as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) has acquired the Land and is leasing it to the Partnership pursuant to a Ground Lease, and (iii) is serving as the general contractor for the Project; and

**WHEREAS**, the Partnership has requested that the Las Varas Public Facility Corporation (the “Issuer”) issue its tax-exempt Multifamily Housing Revenue Note (Kitty Hawk Flats Apartments) Series 2022 (“Bonds”) to finance the Project (the “Bond Financing”); and

**WHEREAS**, the Issuer will issue the Bonds in an amount not to exceed \$2,700,000.00 and loan all such proceeds to the Partnership; and

**WHEREAS**, in connection with the Bond Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Funding Loan Agreement, a Project Loan Agreement, a Note, a Regulatory Agreement and Declaration of Restrictive Covenants, Construction Phase Financing Agreement, a Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Forward Commitment, and an Amended and Restated Agreement of Limited Partnership (and any amendments or restatements of or supplements to the foregoing) (collectively, the “Transaction Documents”); and

**WHEREAS**, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Olga Kauffman	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Gabriel “Gabe” Lopez	Director
Loren Dantzler	Director
Ed Hinojosa, Jr.	Secretary/Treasurer

Diana Fiedler  
Timothy E. Alcott  
Muriel Rhoder  
Brandee Perez  
Michael Reyes  
Richard Milk

Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

**WHEREAS**, this Board of Directors has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. The Project, the various forms of financing contemplated for the Project, including but not limited to the Bond Financing and the terms of the Transaction Documents, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Transaction Documents and all other documents relating to the Bond Financing to which the Partnership, the General Partner, and/or SAHFC is a party.

Section 3. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 6. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 7. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

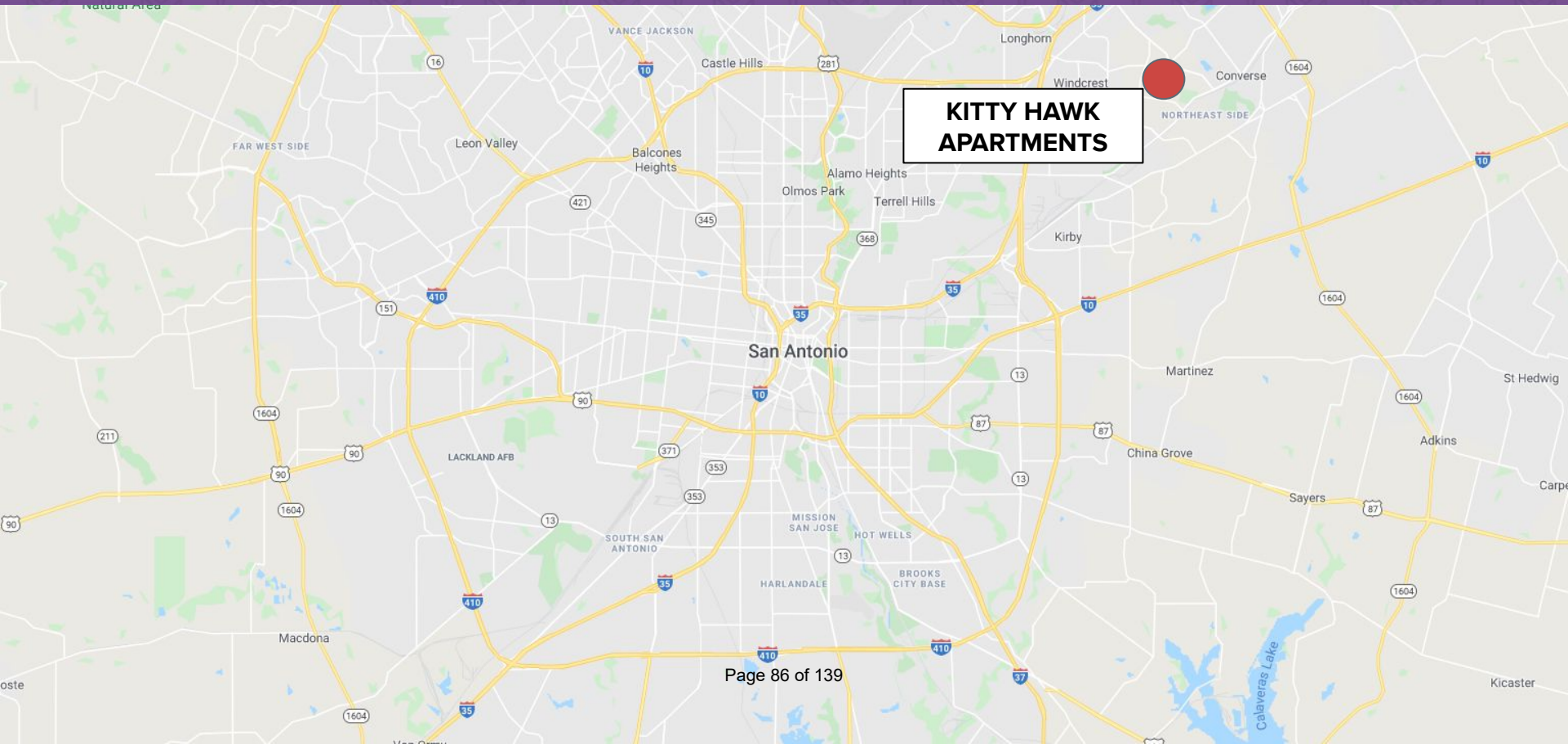
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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**



# Kitty Hawk

Timothy E. Alcott, Chief Real Estate and Asset Management Officer  
Lorraine Robles, Director of Development Services  
and Neighborhood Revitalization



Downtown  
Medical Center  
UTSA  
Midtown  
Brooks

NE I-35 and Loop 410  
Highway 151 and Loop 1604  
Texas A&M — San Antonio  
Port San Antonio

Greater Airport Area  
Fort Sam Houston  
Rolling Oaks  
Stone Oak





# KITTY HAWK



- ❖ Universal City (within SAHA ETJ)
- ❖ Judson ISD
- ❖ 212 Units
  - 30% AMI - 22
  - 60% AMI - 135
  - 70% AMI - 55
- ❖ 4% Tax Credits/Bonds
- ❖ Total Development Cost: \$41,526,258.00



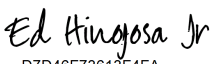
# QUESTIONS?


## SAN ANTONIO HOUSING AUTHORITY

January 19, 2022

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTION 6212, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW INCOME HOUSING TAX CREDIT PROJECTS: RAINBOW DRIVE APARTMENTS, CLOUDHAVEN APARTMENTS, EISENHAUER APARTMENTS, AND MANITOU APARTMENTS**

DocuSigned by:  
  
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**Ed Hinojosa, Jr.**  
**President and CEO**

DocuSigned by:  
  
 B75AC7309C8B466...  
**Timothy E. Alcott**  
**Chief Real Estate and Asset**  
**Management Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6212, authorizing the San Antonio Housing Facility Corporation to approve inducement resolutions for the following proposed 9% low income housing tax credit projects: Rainbow Drive Apartments, Cloudhaven Apartments, Eisenhower Apartments, and Manitou Apartments.

**FINANCIAL IMPACT:**

None at this time. However, by authorizing us to submit applications early, these projects have a greater chance of being done, which could mean millions of dollars in additional revenue.

**SUMMARY:**

Today we are seeking authority to file applications with the Texas Department of Housing and Community Affairs ("TDHCA") relating to several potential 2022 9% tax credit projects. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of each of these potential projects, the NRP Group ("NRP"), wishes to submit applications for all four of the projects to TDHCA, but will ultimately pursue only the project in the best position to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that NRP may begin the tax credit application process with TDHCA, but ***we are not asking you to specifically approve or be bound to these projects. These are non-binding Resolutions.*** This will enable us to move forward, make applications for tax credits, and begin to put the financings together and negotiate the specific terms of the deals, which we will bring back to you for approval.

The projects seeking inducement are:

1. Rainbow Drive Apartments, an approximately 80-unit senior housing project located at approximately 207 Rainbow Drive;

**SAN ANTONIO HOUSING AUTHORITY**

**January 19, 2022**

2. Clouthaven Apartments, an approximately 80-unit multifamily project located at approximately 127 Rainbow Drive;
3. Eisenhower Apartments, an approximately 60-unit senior housing project, of which 20% will be public housing units, located at approximately 3146 Eisenhower Road; and
4. Manitou Apartments, an approximately 80-unit multifamily project located at approximately 4788 Northwest Loop 410.

All of these projects will be new construction and will target families at 60% or below of the area median income.

In each of these transactions, the San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The attached Resolution authorizes the San Antonio Housing Facility Corporation to approve inducement Resolutions for each of the above projects.

**RESIDENT FOCUSED OUTCOMES:**

- SAHA residents have a sufficient supply of affordable housing options
- SAHA residents live in quality affordable housing

**ATTACHMENTS:**

Resolution 6212

Resolution 22FAC-01-20

Resolution 22FAC-01-22

Resolution 22FAC-01-23

Resolution 22FAC-01-24

Presentation

**San Antonio Housing Authority  
Resolution 6212**

**RESOLUTION 6212, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECTS: RAINBOW DRIVE APARTMENTS, CLOUDHAVEN APARTMENTS, EISENHAUER APARTMENTS AND MANITOU APARTMENTS**

**WHEREAS**, one of the strategic goals of the San Antonio Housing Authority (the “Authority”) is to expand the supply of affordable housing; and

**WHEREAS**, one financing mechanism for new affordable housing is the 9% low-income housing tax credit; and

**WHEREAS**, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

**WHEREAS**, staff has proposed the following four (4) new tax credit projects to be potentially financed in 2022:

1. Rainbow Drive Apartments, an approximately 80-unit senior housing project located at approximately 207 Rainbow Drive;
2. Clouthaven Apartments, an approximately 80-unit multifamily project located at approximately 127 Rainbow Drive;
3. Eisenhower Apartments, an approximately 60-unit senior housing project, of which 20% will be public housing units, located at approximately 3146 Eisenhower Road; and
4. Manitou Apartments, an approximately 80-unit multifamily project located at approximately 4788 Northwest Loop 410; and

**WHEREAS**, it is necessary to make applications for tax credits for each project; and

**WHEREAS**, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of the partnership, which will own the tax credit project; and

**WHEREAS**, SAHFC will pass resolutions to induce these projects authorizing the applications needed to finance these projects and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the San Antonio Housing Authority, hereby:

- 1) Approves Resolutions 22FAC-01-20, 22FAC-01-22, 22FAC-01-23, and 22FAC-01-24 of SAHFC, inducing the proposed Projects and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

- 2) Authorizes the President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 22FAC-01-20**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 2, 2022 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 22FAC-01-20, INDUCING THE CLOUDHAVEN APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

**SIGNED and SEALED this 2nd day of February 2022.**



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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**San Antonio Housing Facility Corporation  
Resolution 22FAC-01-20**

**RESOLUTION 22FAC-01-20, INDUCING THE CLOUDHAVEN APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

**WHEREAS**, Clouthaven Apartments Ltd., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 80-unit multifamily housing facility to be located at approximately 127 Rainbow Drive and to be known as the Clouthaven Apartments (the “Project”); and

**WHEREAS**, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

**WHEREAS**, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

**WHEREAS**, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

**WHEREAS**, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Olga Kauffman	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Gabriel “Gabe” Lopez	Director

Loren Dantzler  
Ed Hinojosa, Jr.  
Diana Fiedler  
Timothy E. Alcott  
Muriel Rhoder  
Brandee Perez  
Michael Reyes  
Richard Milk

Director  
Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts, or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

Neither the State of Texas (the "State"), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.



Section 2. It is understood by SAHFC, and the User has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**

Section 4. The Board authorizes the President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. “Cha” Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 22FAC-01-22**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 2, 2022 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 22FAC-01-22, INDUCING THE EISENHAUER APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

**SIGNED and SEALED this 2nd day of February 2022.**



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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**San Antonio Housing Facility Corporation  
Resolution 22FAC-01-22**

**RESOLUTION 22FAC-01-22, INDUCING THE EISENHAUER APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

**WHEREAS**, Eisenhower Apartments Ltd., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 60-unit senior housing facility, of which 20% will be public housing units, to be located at approximately 3146 Eisenhower Road and to be known as the Eisenhower Apartments (the “Project”); and

**WHEREAS**, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

**WHEREAS**, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

**WHEREAS**, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

**WHEREAS**, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Olga Kauffman	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Gabriel “Gabe” Lopez	Director

Loren Dantzler  
Ed Hinojosa, Jr.  
Diana Fiedler  
Timothy E. Alcott  
Muriel Rhoder  
Brandee Perez  
Michael Reyes  
Richard Milk

Director  
Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts, or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

Neither the State of Texas (the "State"), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

Section 2. It is understood by SAHFC, and the User has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that:

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**

Section 4. The Board authorizes the President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 2nd day of February 2022.**

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**Ana M. “Cha” Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 22FAC-01-23**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 2, 2022 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 22FAC-01-23, INDUCING THE MANITOU APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

**SIGNED and SEALED this 2nd day of February 2022.**



---

**Ed Hinojosa**  
**Secretary/Treasurer**



**San Antonio Housing Facility Corporation  
Resolution 22FAC-01-23**

**RESOLUTION 22FAC-01-23, INDUCING THE MANITOU APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

**WHEREAS**, Manitou Apartments Ltd., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 80-unit multifamily housing facility to be located at approximately 4788 NorthWest Loop 410 and to be known as the Manitou Apartments (the “Project”); and

**WHEREAS**, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

**WHEREAS**, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

**WHEREAS**, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

**WHEREAS**, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Olga Kauffman	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Gabriel “Gabe” Lopez	Director

Loren Dantzler  
Ed Hinojosa, Jr.  
Diana Fiedler  
Timothy E. Alcott  
Muriel Rhoder  
Brandee Perez  
Michael Reyes  
Richard Milk

Director  
Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer  
Assistant Secretary/Treasurer

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

Neither the State of Texas (the "State"), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

Section 2. It is understood by SAHFC, and the User has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that:

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**

Section 4. The Board authorizes the President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 2nd day of February 2022.**

---

**Ana M. “Cha” Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 22FAC-01-24**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 2, 2022 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 22FAC-01-24, INDUCING THE RAINBOW DRIVE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

**SIGNED and SEALED this 2nd day of February 2022.**



---

**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

**San Antonio Housing Facility Corporation  
Resolution 22FAC-01-24**

**RESOLUTION 22FAC-01-24, INDUCING THE RAINBOW DRIVE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

**WHEREAS**, Rainbow Drive Apartments Ltd., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 80-unit senior housing facility to be located at approximately 207 Rainbow Drive and to be known as the Rainbow Drive Apartments (the “Project”); and

**WHEREAS**, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

**WHEREAS**, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

**WHEREAS**, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

**WHEREAS**, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Olga Kauffman	Vice President and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Gabriel “Gabe” Lopez	Director

Loren Dantzler  
Ed Hinojosa, Jr.  
Diana Fiedler  
Timothy E. Alcott  
Muriel Rhoder  
Brandee Perez  
Michael Reyes  
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Director  
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Assistant Secretary/Treasurer  
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Assistant Secretary/Treasurer

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any applications, notices, contracts or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

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Section 2. It is understood by SAHFC, and the User has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority).

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**Passed and approved the 2nd day of February 2022.**

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**Ana M. “Cha” Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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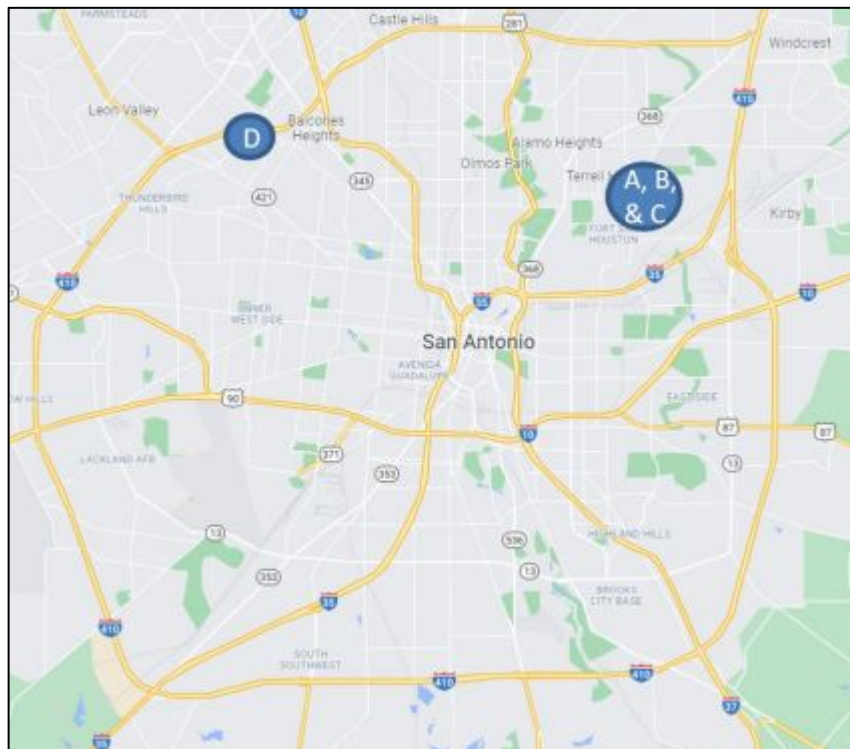
**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**



# 2022 9% Tax Credit Deals

Timothy E. Alcott, Chief Real Estate and Asset Management Officer  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization

# MAP-PROPOSED DEVELOPMENT LOCATIONS



Site Names	
A	<b>Rainbow Drive Apartments</b> <i>Rainbow Drive Apartments Ltd.</i>
B	<b>Cloudhaven Apartments</b> <i>Cloudhaven Apartments Ltd.</i>
C	<b>Eisenhower Apartments</b> <i>Eisenhower Apartments Ltd.</i>
D	<b>Manitou Apartments</b> <i>Manitou Apartments Ltd.</i>

# 2021 AREA MEDIAN INCOME AND RENT LIMITS

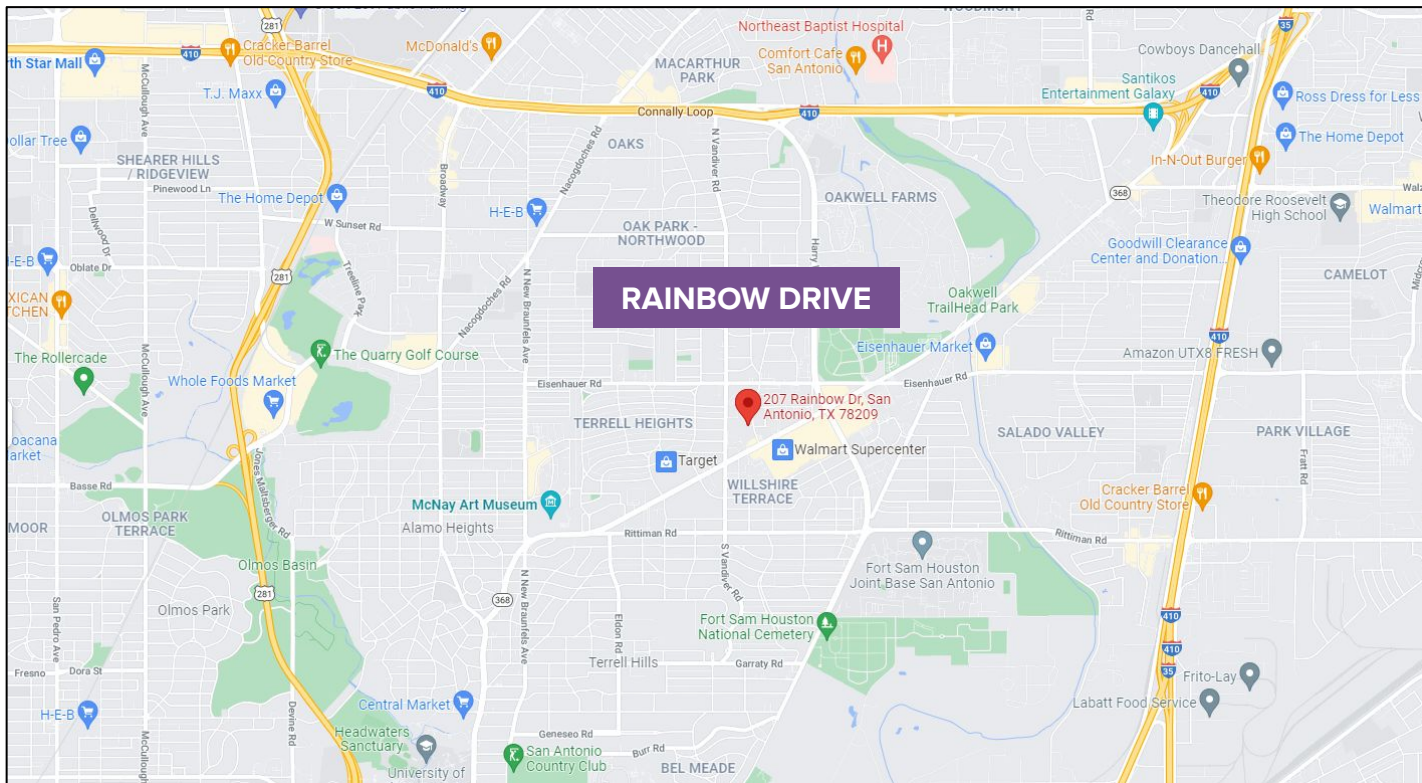
2021 Area Median Income		\$74,100						
Income Limits								
AMI %	Number of Household Members							
	1	2	3	4	5	6	7	8
20	\$10,380	\$11,860	\$13,340	\$14,820	\$16,020	\$17,200	\$18,380	\$19,580
30	\$15,570	\$17,790	\$20,010	\$22,230	\$24,030	\$25,800	\$27,570	\$29,370
40	\$20,760	\$23,720	\$26,680	\$29,640	\$32,040	\$34,400	\$36,760	\$39,160
50	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950
60	\$31,140	\$35,580	\$40,020	\$44,460	\$48,060	\$51,600	\$55,140	\$58,740
70	\$36,330	\$41,510	\$46,690	\$51,870	\$56,070	\$60,200	\$64,330	\$68,530
80	\$41,520	\$47,440	\$53,360	\$59,280	\$64,080	\$68,800	\$73,520	\$78,320
Rent Limits								
AMI %	Number of Bedrooms							
	0	1	2	3	4	5		
20	\$259	\$278	\$333	\$385	\$430	\$474		
30	\$389	\$417	\$500	\$578	\$645	\$711		
40	\$519	\$556	\$667	\$771	\$860	\$949		
50	\$648	\$695	\$833	\$963	\$1,075	\$1,186		
60	\$778	\$834	\$1,000	\$1,156	\$1,290	\$1,423		
70	\$908	\$973	\$1,167	\$1,349	\$1,505	\$1,660		
80	\$1,038	\$1,112	\$1,334	\$1,542	\$1,720	\$1,898		



# RAINBOW DRIVE APARTMENTS



# MAP



# REGIONAL CENTERS

## PHASE 1 CENTERS

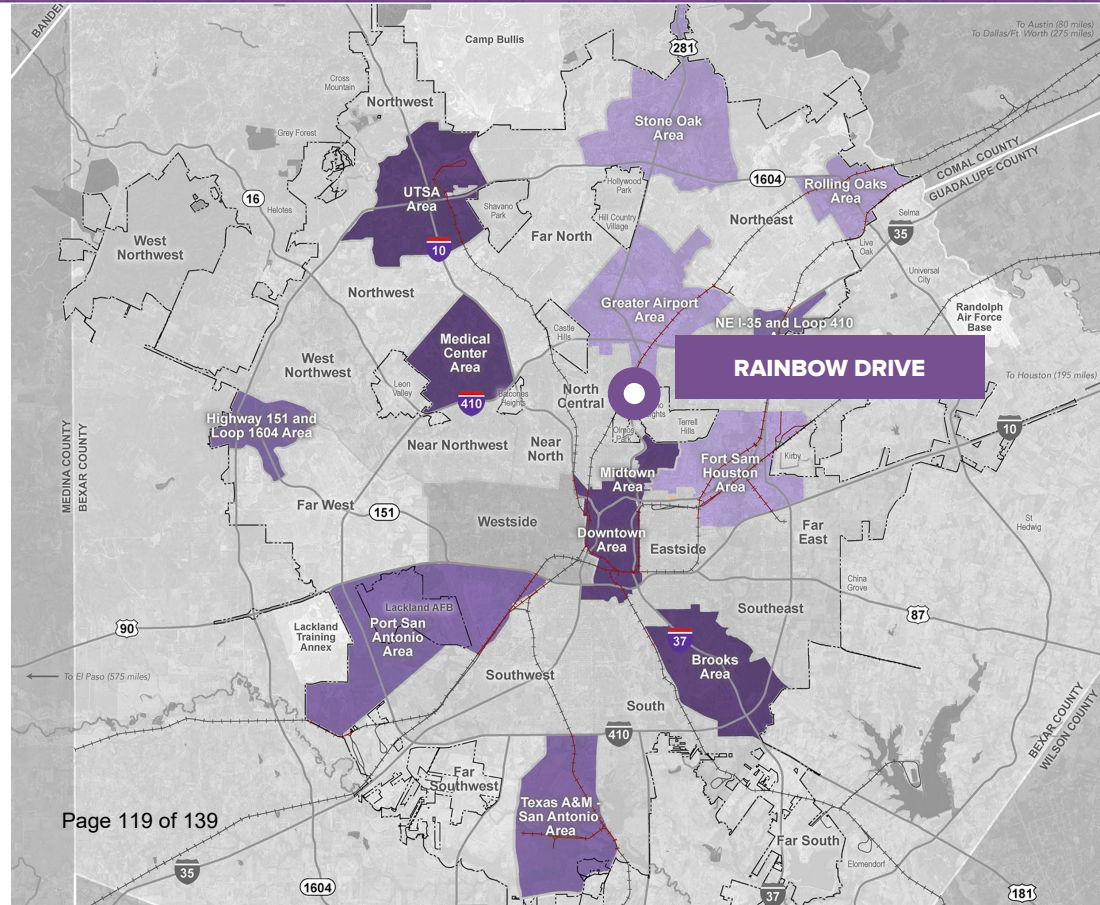
Downtown  
Medical Center  
UTSA  
Midtown  
Brooks

## PHASE 2 CENTERS

NE I-35 and Loop 410  
Highway 151 and Loop 1604  
Texas A&M — San Antonio  
Port San Antonio

## PHASE 3 CENTERS

Greater Airport Area  
Fort Sam Houston  
Rolling Oaks  
Stone Oak





# RAINBOW DRIVE SENIOR APARTMENTS



- ❖ City Council District 10
- ❖ Northeast ISD
- ❖ 80 Units
  - 30% AMI - 10% (8)
  - 50% AMI - 40% (32)
  - 60% AMI - 50% (40)
- ❖ 2022 9% Housing Tax Credit
- ❖ Total Development Cost:  
approx. \$22,000,000.00





# CLOUDHAVEN APARTMENTS

# MAP



# REGIONAL CENTERS

## PHASE 1 CENTERS

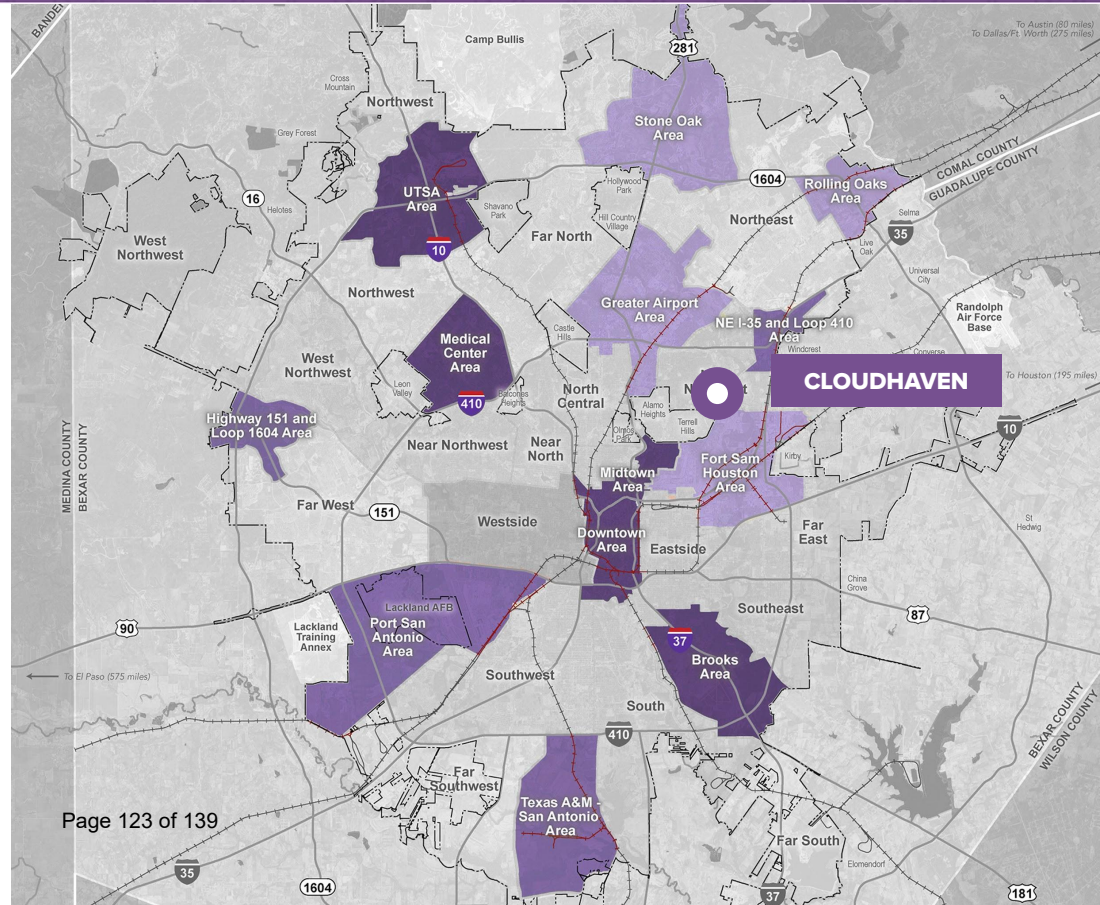
Downtown  
Medical Center  
UTSA  
Midtown  
Brooks

## PHASE 2 CENTERS

NE I-35 and Loop 410  
Highway 151 and Loop 1604  
Texas A&M — San Antonio  
Port San Antonio

## PHASE 3 CENTERS

Greater Airport Area  
Fort Sam Houston  
Rolling Oaks  
Stone Oak





# CLOUDHAVEN

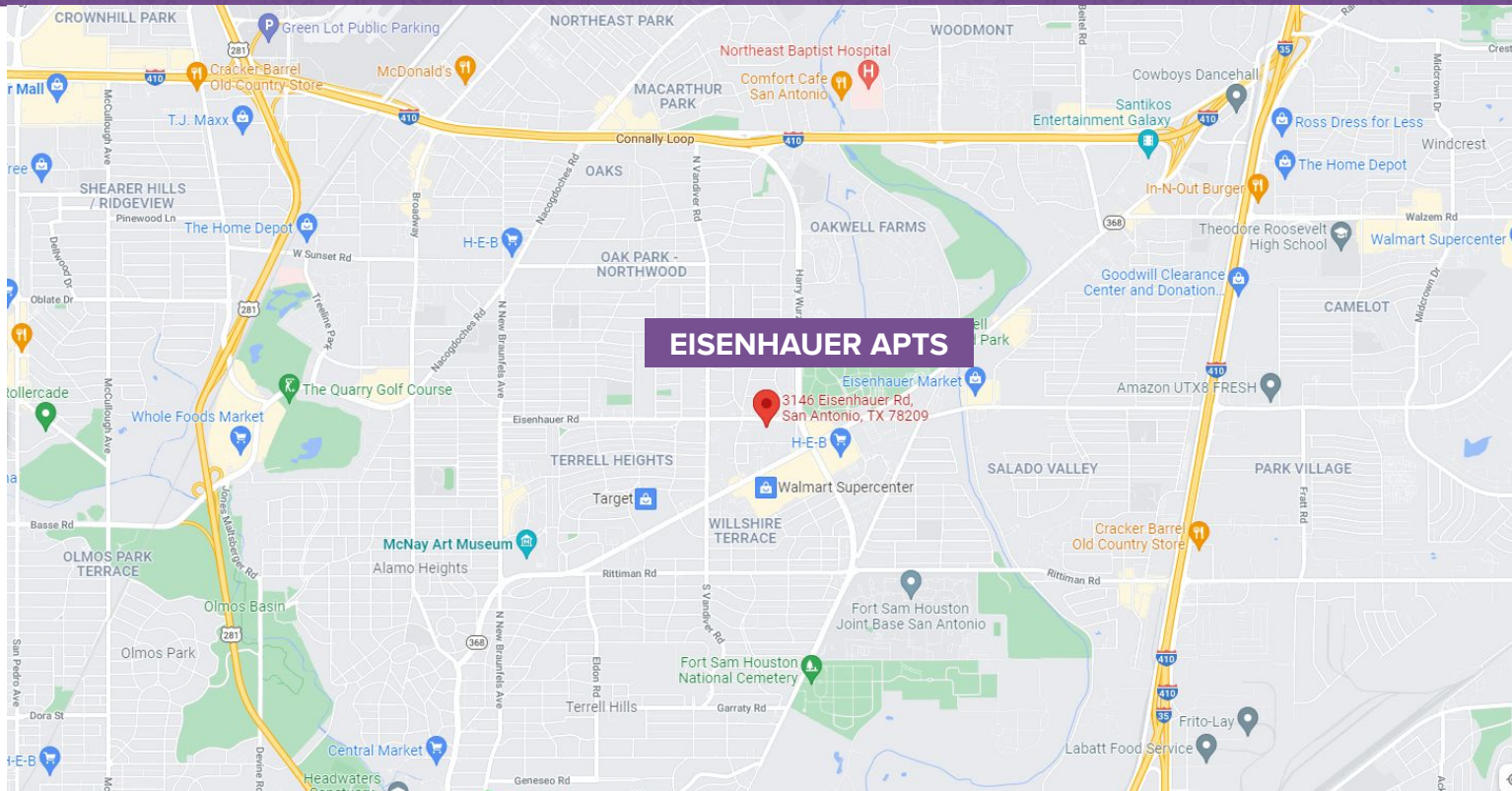


- ❖ City Council District 10
- ❖ North East ISD
- ❖ 80 Units
  - 30% AMI - 10% (8)
  - 50% AMI - 40% (32)
  - 60% AMI - 50% (40)
- ❖ 2022 9% Housing Tax Credits
- ❖ Total Development Cost:  
approx. \$22,000,000.00



# EISENHAUER APARTMENTS

# MAP





# REGIONAL CENTERS

## PHASE 1 CENTERS

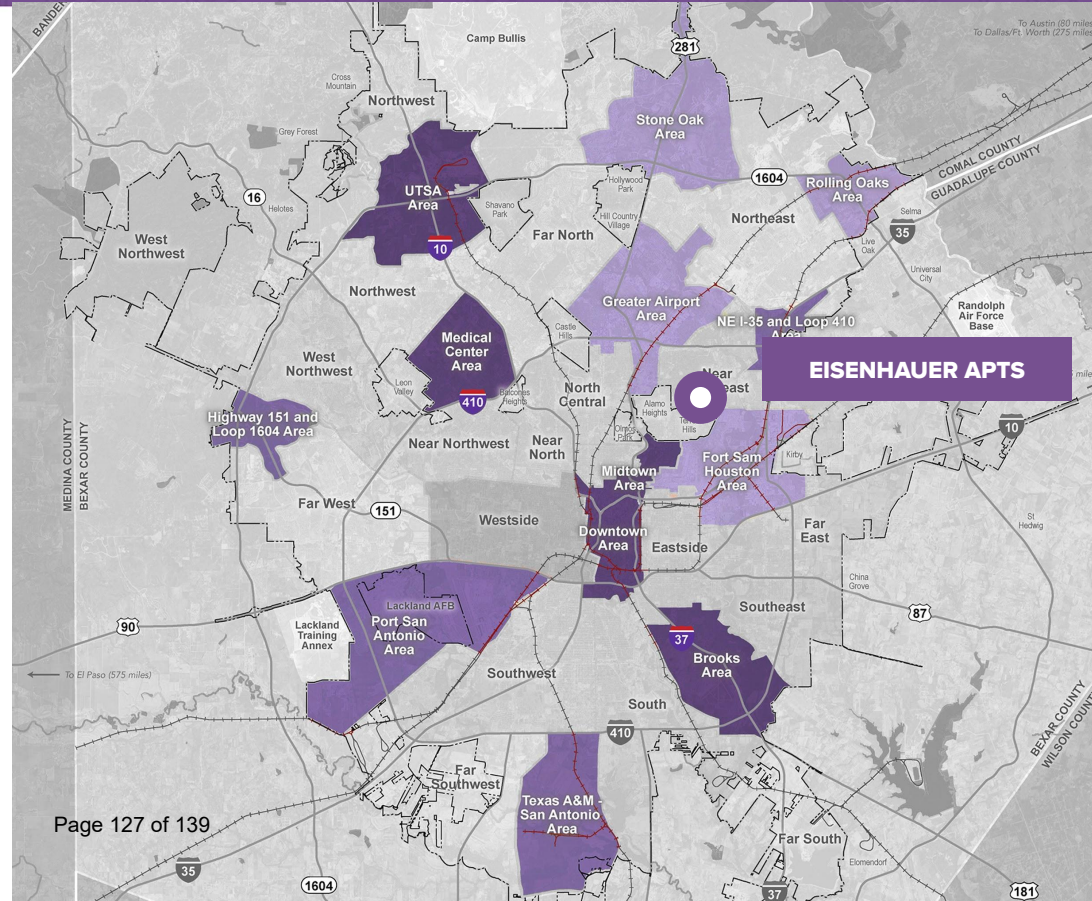
Downtown  
Medical Center  
UTSA  
Midtown  
Brooks

## PHASE 2 CENTERS

NE I-35 and Loop 410  
Highway 151 and Loop 1604  
Texas A&M — San Antonio  
Port San Antonio

## PHASE 3 CENTERS

Greater Airport Area  
Fort Sam Houston  
Rolling Oaks  
Stone Oak



# EISENHAUER SENIOR APARTMENTS



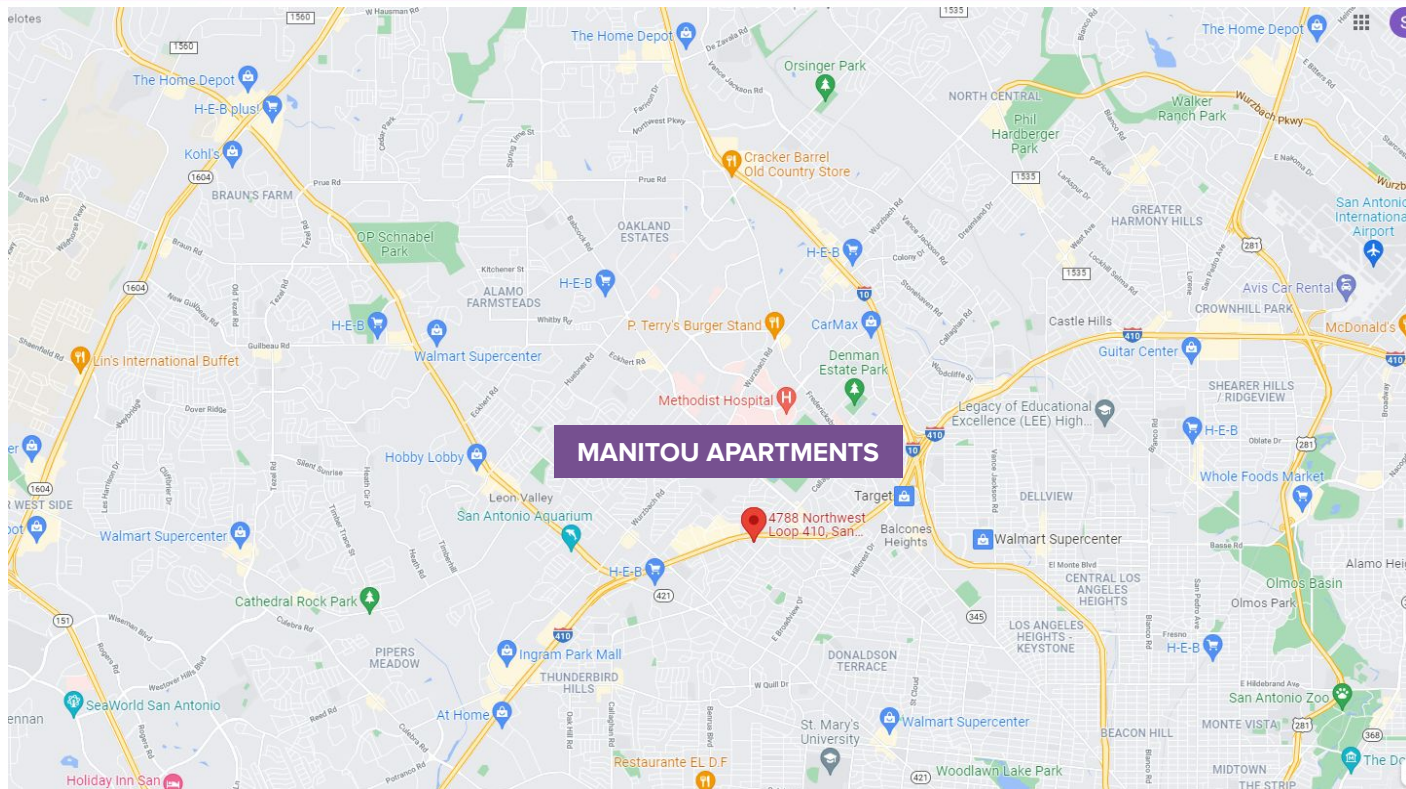
- ❖ City Council District 10
- ❖ North East ISD
- ❖ 60 Units (20% PH)
  - 30% AMI - 10% (6)
  - 50% AMI - 40% (24)
  - 60% AMI - 50% (30)
- ❖ 2022 9% Housing Tax Credits
- ❖ Total Development Cost:  
approx. \$18,000,000.00





# MANITOU APARTMENTS

# MAP



# REGIONAL CENTERS

## PHASE 1 CENTERS

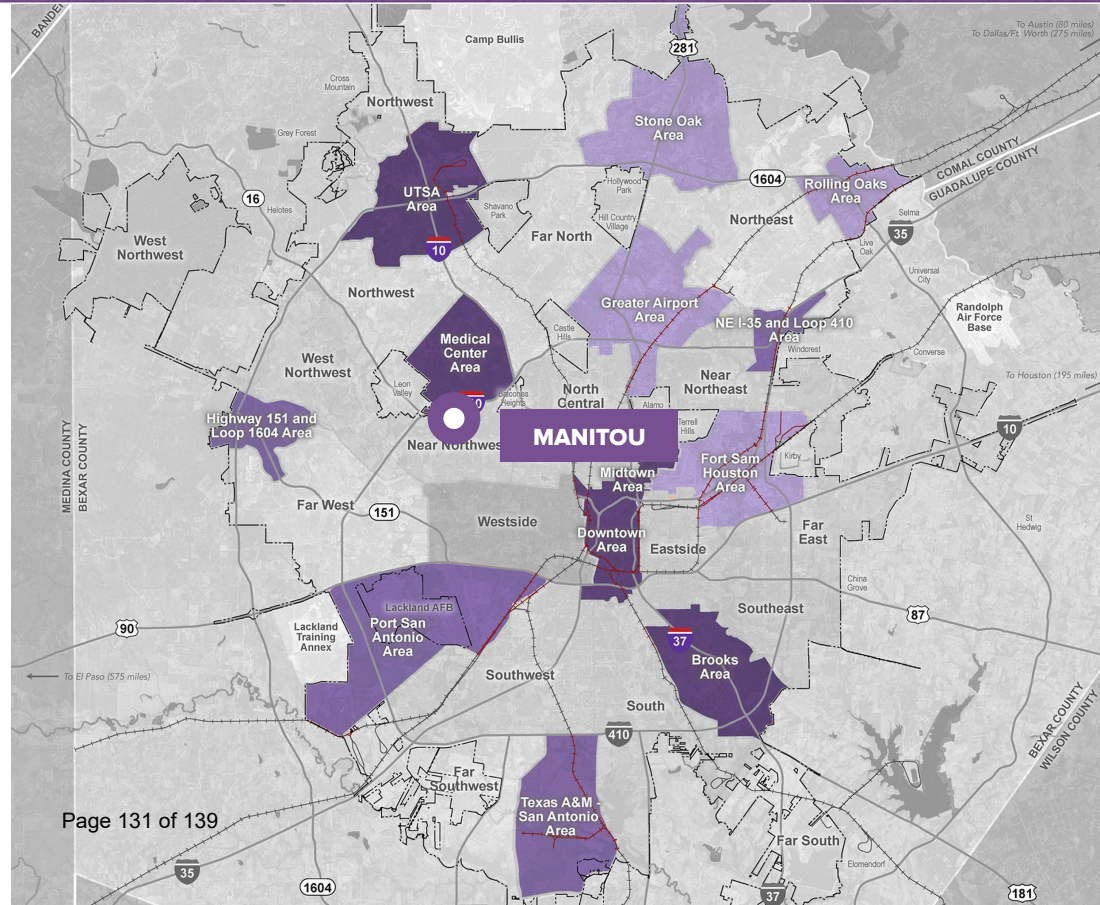
Downtown  
Medical Center  
UTSA  
Midtown  
Brooks

## PHASE 2 CENTERS

NE I-35 and Loop 410  
Highway 151 and Loop 1604  
Texas A&M — San Antonio  
Port San Antonio

## PHASE 3 CENTERS

Greater Airport Area  
Fort Sam Houston  
Rolling Oaks  
Stone Oak





# MANITOU APARTMENTS



- ❖ City Council District 7
- ❖ Northside ISD
- ❖ 80 Units
  - 30% AMI - 10% (8)
  - 50% AMI - 40% (32)
  - 60% AMI - 50% (40)
- ❖ 2022 9% Housing Tax Credits
- ❖ Total Development Cost:  
approx. \$22,000,000.00

# QUESTIONS?

**SAN ANTONIO HOUSING AUTHORITY****January 19, 2022****MEMORANDUM**

To: Operations and Real Estate Committee

From: Ed Hinojosa, Jr., President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

DS  
EHJ

**CURRENT SOLICITATIONS:**

There are currently three Invitation For Bids, one Quick Quote, and two Request for Proposals currently being advertised. The Invitation for Bids are for Moving Services and Temporary Storage, Siding Repair and Replacement at Villa De Valencia Apartments, and Exterior and Interior Painting; the Quick Quote is for Purchase of a Compact Van; and the Request For Proposals are for Financial Audits of Tax Returns for Partnerships, and Case Management Temporary Staffing Services for the Assisted Housing Programs.

**CLOSED/PENDING SOLICITATIONS:**

There are four solicitations that have closed and are currently being evaluated. The solicitations are for Resident Council Redevelopment Consulting Services, Vehicle Maintenance, Repair, Tire, and Services, Purchase Heavy Duty Stainless Screen Wire, and Purchase of Liftgate.

**SOLICITATIONS IN DEVELOPMENT:**

Procurement is currently working on a number of solicitations for advertisement. These include: Purchase and Installation of Blown-in Insulation at Homestead Apartments, Repair of Concrete Balconies and Stairways at Villa Tranchese Apartments, Rehab Unit 1701-1 at Woodhill Apartments, Utility Billing Services for Master Metered and Submetered Units, Pick-Up Trucks (Coop), Aerial Photography, Build San Antonio Green (BSAG) Professional Services, Build San Antonio Green (BSAG) Rater, Commercial Real Estate Broker, Developer Pool, Exercise Equipment, Investors for Debt/Equity, Parcel Lockers, Record Storage Services (Coop), Electronic Benefits Enrollment Platform, Turnkey WiFi Expansion for Development Properties, Videography Services, Foundation Stabilization at 4957 Champlain, Purchase and Installation of Metal Canopy at Fair Avenue, Rehab Gazebo at Le Chalet Apartments, Security Cameras and Locking Systems at Lincoln Heights, Power Wash Building and Walkways at OP Schnabel, Siding and Associated Repairs to a Scattered Site Home located at 2819 Cherry Field, Rehab Gazebo at Sun Park, Refresh Signs, Purchase of Stone Soil and Gravel (rebid), Abatement of Hazardous Materials, Concrete and Asphalt Maintenance, Repair and Replacement, Debt Collection Services, and Foundation Repairs, Plumbing, and Structural Improvements.

**CHANGE ORDER:**

Date	Contract	Contractor	Description
<b>Assistant Secretary/Treasurer Authority</b>			
12/6/2021	Financial Audits and Tax Returns for Partnerships	Novogradac & Company	Extension of time; additional property added NTE \$8,700.00

**SAN ANTONIO HOUSING AUTHORITY****January 19, 2022**

<b>Contracting Officer Authority</b>			
10/29/2021	Broadband Installation and Services	Grande Communication Networks	Additional properties; increase in value \$22,800.00
11/19/2021	Additional Workplace Licenses	SADA	Increase in value \$15,345.00
12/6/2021	Data Broker Services	National Credit Reporting	Extension of time
12/7/2021	Commissioning Services for Victoria Plaza	Group 14 Engineering	Extension of time
12/7/2021	Commercial Real Estate Broker	The Curtis Team	Extension of time
12/7/2021	Commercial Real Estate Broker	Cano and Company	Extension of time
01/07/2021	Safety & Security Solar Lighting at Villa Veramendi and Riverside Apartments	Hunter Kneppshield of Texas, Inc.	Increase in value \$6,398.00; Payment and Performance Bonds

**VEHICLE PURCHASES:**

No vehicles were purchased during the fourth calendar quarter 2021.

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**STRATEGIC OUTCOME:**

Supports all strategic outcomes.

**ATTACHMENT:**

Procurement Activity Report

## Procurement Activity Report as of January 4, 2022

## Solicitations Currently being Advertised

SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
General Services	QQ	Purchase of a Compact Van	N/A	01/04/2022
Finance and Accounting	RFP	Financial Audits of Tax Returns for Partnerships	N/A	01/04/2022
Assisted Housing Programs	RFP	Case Management Temporary Staffing Services for the Assisted Housing Programs	N/A	01/05/2022
Agency Wide	IFB	Moving Services and Temporary Storage	N/A	01/05/2022
Beacon Communities	IFB	Siding Repair and Replacement at Villa De Valencia Apartments	N/A	01/06/2022
Agency Wide	IFB	Exterior and Interior Painting	N/A	01/20/2022

SAHA Department	Type	Solicitation Name	Date Closed	Closes
Procurement	RFP	Disparity and Availability Study	10/26/2021	January 19, 2022 Operations and Real Estate Committee and February 2, 2022 Regular Board Meeting
Agency Wide	IFB	Carpet and Flooring Purchase Replacement and Installation	12/02/2021	
Development Services	RFI	Construction Manager At Risk Services	12/22/2021	
Construction Services	Coop	Roof Replacement at Cheryl West Apartments	N/A	

## Solicitations Under Evaluation

Community Development Initiatives	RFP	Resident Council Redevelopment Consulting Services	10/22/2021	Negotiations Due Diligence Procurement Evaluation
Agency Wide	RFP	Vehicle Maintenance, Repair, Tire, and Services	12/16/2021	
Public Housing	QQ	Purchase Heavy Duty Stainless Screen Wire	12/22/2021	
Public Housing	QQ	Purchase of Liftgate	12/22/2021	

Future Solicitations	Solicitation Name	Anticipated Month of Release
Beacon Communities	Purchase and Installation of Blown-in Insulation at Homestead Apartments	January 2022
	Repair of Concrete Balconies and Stairways at Villa Tranchese Apartments	January 2022
	Rehab Unit 1701-1 at Woodhill Apartments	January 2022
	Utility Billing Services for Master Metered and Submetered Units	January 2022

Construction Services	Pick Up Truck (Coop)	January 2022
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DSNR	Aerial Photography	January 2022
	Build San Antonio Green (BSAG) Professional Services	January 2022
	Build San Antonio Green (BSAG) Rater	January 2022
	Commercial Real Estate Broker	Expires July 3, 2022
	Developer Pool	Department Hold
	Exercise Equipment	January 2022
	Investors for Debt/Equity	January 2022
	Parcel Lockers	January 2022

General Services	Records Storage Services (Coop)	Expires May 2, 2022
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Human Resources	Electronic Benefits Enrollment Platform	Expires May 4, 2022
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Innovative Technology	Turnkey WiFi Expansion for Development Properties	January 2022
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Public Affairs	Videography Services	January 2022
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Public Housing	Foundation Stabilization at 4957 Champlain	January 2022
	Purchase and Installation of Metal Canopy at Fair Avenue	January 2022



	Rehab Gazebo at Le Chalet Apartments	January 2022
	Security Cameras and Locking Systems at Lincoln Heights	January 2022
	Power Wash Building and Walkways at OP Schnabel	January 2022
	Siding and Associated Repairs to a Scattered Site Home located at 2819 Cherry Field	January 2022
	Rehab Gazebo at Sun Park	January 2022
	Pick Up Trucks (Coop Purchase)	January 2022
	Refresh Signs	January 2022
Agency Wide	Purchase of Stone Soil and Gravel (rebid)	January 2022
	Abatement of Hazardous Materials	February 2022
	Concrete and Asphalt Maintenance, Repair and Replacement	February 2022
	Debt Collection Services	Department Hold
	Foundation Repairs, Plumbing, and Structural Improvements	Department Hold

## Categories of Procurements

SAHA Department	Solicitation Name	Vendor	Amount	Date
<b>Awards Under President and CEO Expanded Authority</b>				
Public Housing	Water Treatment Program	GC3 Speciality Chemical	\$128,800.00	11/16/2021
Legal Services	Procurement Legal Services	Kathy Yates, JD	\$100,000.00	11/19/2021
Legal Services	Labor and Employment Legal Services	Mary Ann Hisel, JD	\$100,000.00	11/19/2021
Construction Services	Natural Gas Systems Inspection, Patrols and Reporting	Gasti, Inc.	\$250,000.00	11/22/2021
Legal	Legal Services	Reno & Cavanaugh	\$250,000.00	12/12/2021
<b>Awards Under Contracting Officer Authority</b>				
Beacon Communities	Engineering Services for Woodhill	Red & Black Engineering Group	\$23,277.86	10/22/2021
Beacon Communities	Various Repairs at Woodhill	J National Contractors	\$20,475.00	10/28/2021
Beacon Communities	Water Conditioning for Woodhill	Mueler Water Conditioning	\$7,579.26	10/29/2021
Public Housing	Exterior Repairs at 13919 Brays Forest	R&J Muniz	\$3,912.76	11/04/2021
Internal Audit	Anonymous, automated hotline services	Lighthouse Services	\$19,800.00	11/05/2021
Public Affairs	Translation Services	BCC Languages	\$50,000.00	11/19/2021
General Services	Paint Structural Steel on North Tower at SAHA's Central Office	Prestige Building Group	\$25,850.00	11/30/2021
Public Housing	Foundation Repair at William Sinkin, Unit 131	Alamo HyTech Foundation	\$26,922.50	11/30/2021
Beacon Communities	Purchase of three golf carts for Cottage Creek	Golf Carts, Etc.	\$34,966.04	12/02/2021
Beacon Communities	Compliance Monitoring at Castle Point	Monitoring Data Services, Inc.	\$3,850.00	12/09/2021
Beacon Communities	Fence Repair at Rosemont at Highland Park	A&S Landscaping	\$4,169.00	12/09/2021
Public Housing	Fence Repair at 13215 Lark Gate	Total Maintenance	\$3,889.00	12/13/2021
Public Housing	Foundation Repair for Alazan Apache Courts	Alamo HyTech Foundation	\$27,500.00	01/04/2022
<b>IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Administration (GSA Federal Supply Schedules))</b>				
Innovative Technology	Subscription Renewal for GOVQA FOIA/Public Records	SHI Government Solutions	4,497.37	11/12/2021

				Est Closing				Income Mix							
Project Name	District	Developer	Financing	Date	TotalDevCost		# Units	PH/PBV	30%	40%	50%	60%	70%	80%	Market
<b>Financing Closed (under Construction)</b>															
1604 Lofts	D2	NRP	4% Tax Credits & Bonds	Closed	\$56,663,651		324		33		0	224		67	0
Aspire at Tampico*	D5	Mission DG	4% Tax Credits & Bonds	Closed	\$34,115,710		200		9	10	18	70	20	9	64
Trader Flats (The Scott)	D4	NRP	4% Tax Credits & Bonds	Closed	\$55,753,169		324		33		0	224		67	0
Artisan at Ruiz	D1	Franklin	9% Tax Credits	Closed	\$21,165,791		102		11		41	50		0	0
Majestic Ranch	D7	Hogan	4% Tax Credits & Bonds	Closed	\$46,084,260		288		0		0	288		0	0
Culebra Crossing	D6	Lynd	HUD 221(d)(4)	Closed	\$50,123,889		327		0		0	0		164	163
Mira Vista*	D7	Hogan	4% Tax Credits & Bonds	Closed	\$45,917,596		312		0		0	312		0	0
Kitty Hawk Flats	Converse	NRP	4% Tax Credits & Bonds	Closed	\$40,611,848		212		22		0	135	55		0
Legacy at Alazan*	D5	NRP	9% Tax Credits	Closed	\$19,155,261		88	40				40		0	8
100 Labor*	D1	Franklin	HUD 221(d)(4)	Closed	\$52,438,321		213		27		17	0		0	169
Watson Road (Frontera Crossing Apartments)	D4	NRP	4% Tax Credits & Bonds	Closed	\$60,567,278		348			18	18	294	18	0	0
Copernicus (Seven07 Lofts)	D2	NRP	4% Tax Credits & Bonds	Closed	\$55,389,378		318			17	17	267	17	0	0
Vista at Interpark	D9	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$18,290,733		64		7		16	41			
Vista at Everest	D1	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$18,109,812		64		7		16	41			
Bristol at Somerset	D4	Louis Poppoon Development Consulting	4% Tax Credit & Bonds	Closed	\$59,554,244		348		0	0	0	348	0	0	0
Horizon Pointe	D2	Integrated Realty Group	4% Tax Credits & Bonds	Closed	\$65,639,352		312		20	35	106	0	151	0	0
Josephine	D1	Lynd	Conventional Loan	Closed	\$61,339,167		259		0		0	26		104	129
<b>Total</b>					\$760,919,460		4103	40	169	80	249	2360	261	411	533
<b>Board Has Approved</b>															
<b>Board Provided Final Approval</b>															
Potranco	D4	Lynd	Conventional Loan	Pending	\$50,945,546		360		0		0	36		144	180
<b>Total</b>					\$50,945,546		360		0	0	0	36	0	144	180
<b>Board Approved Bond Inducement</b>															
Artisan at Springview*	D2	Franklin	4% Tax Credits & Bonds	Pending	\$63,288,329		325	65	0		8	181	53	18	0
Palo Alto	D4	Streamline	4% Tax Credits & Bonds	Pending	\$67,108,532		336		16	16	32	244	28		
Victoria Commons - North Pond*	D1	Catellus	4% Tax Credits & Bonds	Pending	TBD		TBD		TBD		TBD	TBD		TBD	TBD
<b>Total</b>					\$130,396,861		661	65	16	16	40	425	81	18	0
<b>Board Approved the Developer</b>															
Victoria Commons - South Pond*	D1	Catellus	HUD 221 (d)(4)	Pending			TBD		TBD		TBD	TBD		TBD	TBD
Victoria Commons - Townhomes*	D1	Catellus	TBD	Pending			TBD		TBD		TBD	TBD		TBD	TBD
Snowden Road*	D7	SAHA	9% Tax Credits	Pending	\$25,433,018		135	54	14		26	41			
Fiesta Trails	D8	NRP	9% Tax Credits	Pending	\$18,234,144		60		6		24	30			
<b>Total</b>					\$43,667,162		195	54	20	0	90	71	0	0	0
<b>Pending Board Consideration</b>															
Alazan Courts*	D5	TBD	TBD	Pending Board Consideration											
Rainbow Drive	D10	NRP	9% Tax Credits	Pending Board Consideration	\$22,000,000		80		8	0	32	40	0	0	0
Coudhaven	D10	NRP	9% Tax Credits	Pending Board Consideration	\$22,000,000		80		8	0	32	40	0	0	0
Eisenhauer	D10	NRP	9% Tax Credits	Pending Board Consideration	\$18,000,000		60	12	6	0	24	30	0	0	0
Manitou	D7	NRP	9% Tax Credits	Pending Board Consideration	\$22,000,000		80		8	0	32	40	0	0	0
<b>Total</b>					\$84,000,000		0	12	30	0	120	150	0	0	0
<b>Grand Total</b>					<b>\$1,069,929,029</b>		<b>5,319</b>	<b>171</b>	<b>235</b>	<b>0</b>	<b>499</b>	<b>3,042</b>	<b>342</b>	<b>573</b>	<b>713</b>

\*SAHA owned land